



**Alderminster, Stratford-Upon-Avon, CV37 8NX**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

\*No Onward Chain\*

This truly unique and characterful home, originally dating back to the 1600s, offers a rare chance to acquire a property steeped in history. Once two separate cottages, the home has been thoughtfully and sympathetically extended with a double-storey side addition, blending historic charm with modern convenience.

Upon entering through the front porch, you're welcomed into a spacious lounge diner, where exposed wooden beams and a striking stone built fireplace create a warm, inviting atmosphere. The breakfast kitchen has been updated, offering modern appliances and views over the garden.

The ground floor also features an additional reception room, currently utilised as a bedroom, alongside a stylish, refitted shower room which is ideal for flexible living arrangements.

Upstairs, you'll find two generous double bedrooms and a cleverly positioned study space between them, perfect for home working. A further refitted, contemporary bathroom completes the upper floor.

Natural light flows throughout the property, highlighted by a stunning tall feature window on the staircase, enhancing the sense of space and airiness.

The property sits on a generous plot, which is quite deceiving given how established the garden is. There is a double garage to the side of the property and a generous driveway to front.







## Key Features

- Character Property
- Retaining Many Original Features
- Double Storey Extension To Side
- Three Bedrooms
- Refitted Modern Bathroom & Shower Room
- Deceptively Large Garden & Plot
- Double Garage To Side
- Generous Driveway To Front
- Sought After Location
- No Onward Chain

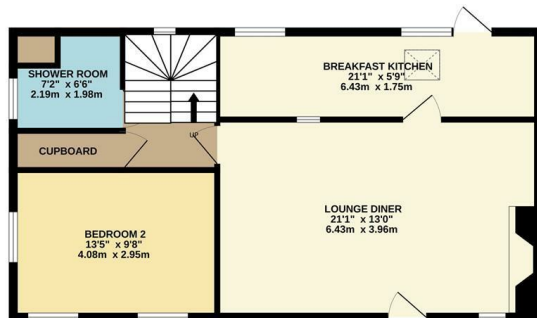
**£550,000**



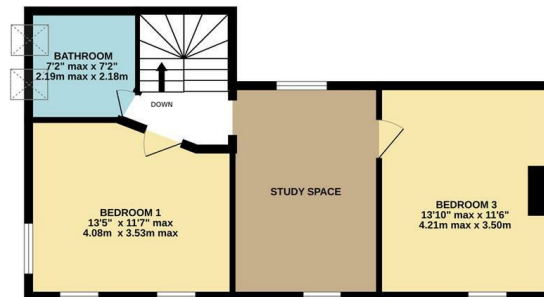




GROUND FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



1ST FLOOR  
515 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 1150 sq.ft. (106.8 sq.m.) approx.  
This floor plan is not to scale and is for guidance purposes only  
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EPC Rating - D

Tenure - Freehold

Council Tax Band - E

Local Authority  
Stratford-upon-Avon





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