



VAUGHANREYNOLDS
ESTATE AGENTS

Schoolmasters Cottage
Ardens Grafton, Alcester, B49 6DR



Property Description

Situated in a prime location within an established and mature environment, this charming, period cottage is situated on a generous plot and offers picturesque rural views to the front and rear. The modern yet characterful interior combines functionality with charm, creating a warm and inviting atmosphere that will leave a lasting impression.

Positioned away from the road with a large gravel driveway and single garage, the property welcomes you with an entrance hall featuring flagstone flooring and access to a study.

The living room, located to the side, boasts wood flooring, a feature fireplace with a log burner, and large patio doors leading to the rear garden. Adjacent to the living room is a delightful dining area, offering extra space for entertaining and enjoying garden views..

The dining kitchen is a spacious open-plan area with a well-equipped bespoke kitchen, centered around a feature range and wooden worktops. There is a separate utility area, WC, and internal access to the single garage.

Upstairs, a central landing leads to four bedrooms, two with en-suite facilities, and a family bathroom with a bath, WC, and wash basin.

Outside, the property features a large mature garden at the rear, mainly laid to lawn with a paved terrace ideal for outdoor dining. Additionally, there is a substantial timber garden shed. Overall, the property sits on approximately 0.17 acres of land.







Location

Ardens Grafton is a pretty South Warwickshire hamlet within a conservation area, with many pretty period properties. It is within easy driving distance of Stratford-upon-Avon some 7 miles away, with local amenities at Bidford-on-Avon some 2½ miles distant. Junction 15 of the M40 motorway is approximately 13 miles away, Birmingham is within comfortable driving distance, as are the National Exhibition Centre, Birmingham International Railway Station and Airport, and the major commercial centres of the West Midlands.





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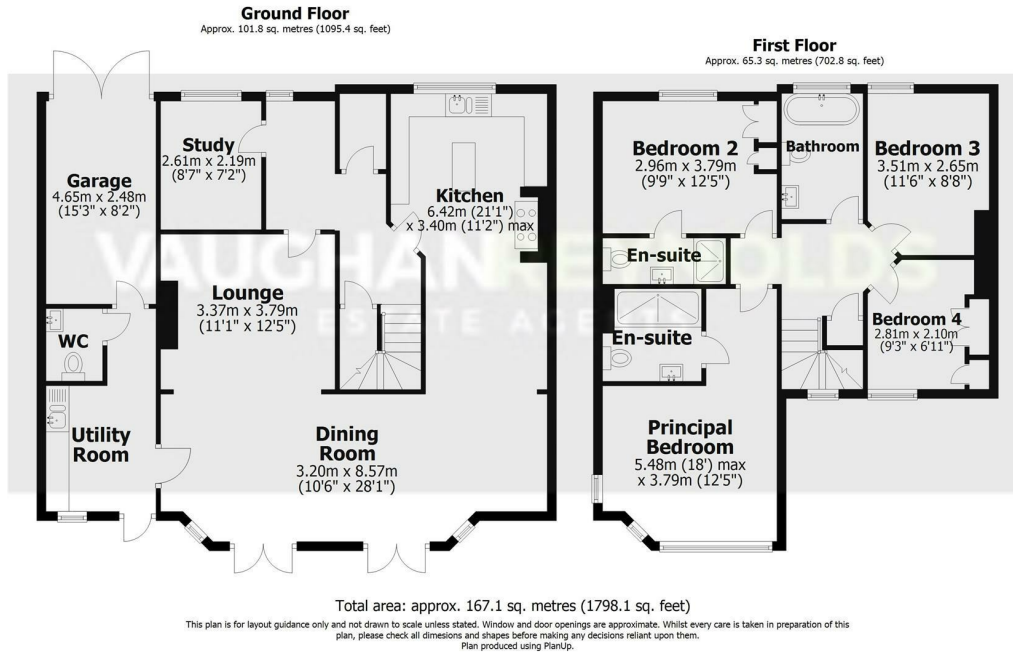


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0.17 acre(s)

GENERAL INFORMATION



Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

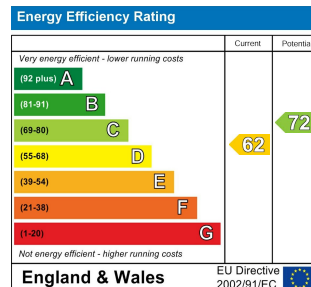
Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: Oil fired central heating. Mains water, electricity and drainage are connected to the property.

Local Authority: Stratford-upon-Avon District Council, Council Tax Band D

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