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ESTATE AGENTS

Malt Cottage
Charlecote, CV35 9EW



The Property

Situated in the heart of Charlecote, a picturesque village on the outskirts of Stratford-upon-Avon, known for its many rural walks, popular eateries and the striking Charlecote Hall Estate, located just opposite the property. This attractive grade 2 listed period home is filled with character and charm and offers a wealth of beautifully presented accommodation throughout.

With a deceptive level of living space, pleasant, landscaped garden and enclosed paddock to rear, this wonderful 17th century home requires internal viewing to be fully appreciated, and in brief comprises; An enclosed lobby can be accessed to side, and leads to an impressive dining farmhouse style kitchen, designed to afford a sociable approach to hosting guests whilst preparing meals. There is ample storage provided, with solid wood worksurfaces over and a bank of integrated appliances for convenience. Flagstone flooring, exposed beams and a period fireplace leave a lasting impression. From here you can access the garden and the main reception room. An inglenook fireplace creates a warming focal point, and dual aspect windows flood the space with natural light. There is a further inglenook fireplace in a separate snug, which serves as flexible additional living space. An inner hall then provides further access to a useful utility/boot room and a stylish ground floor bathroom.

To the first floor, a central landing provides access to four character filled bedrooms and a stylish shower room. Two of the larger bedrooms enjoy semi vaulted ceilings affording a feeling of space and volume, whilst also boasting exposed beams and dual aspect windows.





Externally, the property sits well within its mature leafy plot, with an expanse formal garden laid mainly to lawn with a variety of interspersed trees, shrubs and flowers throughout, helping to provide an increased sense of privacy and seclusion. A gravel driveway provides parking for several vehicles and beyond, sits a separate enclosed paddock, containing a loose box with two stables and tack room, an ideal facility for those with equestrian interests. In all, the plot extends to approximately 3.07 acres.

The Location

Charlecote is a pretty village lying 5 miles south of Warwick and 4 miles east of Stratford-on-Avon, with its many attractions and amenities. Most of the village is a conservation area, and includes the 16th-century country house, Charlecote Park surrounded by its own deer park, on the banks of the River Avon.





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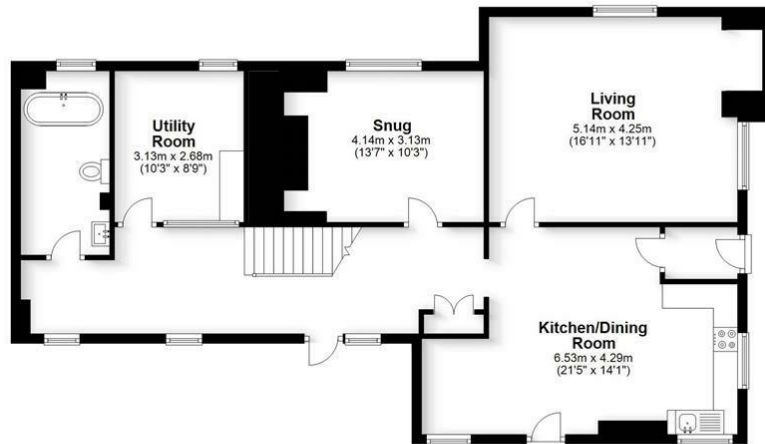


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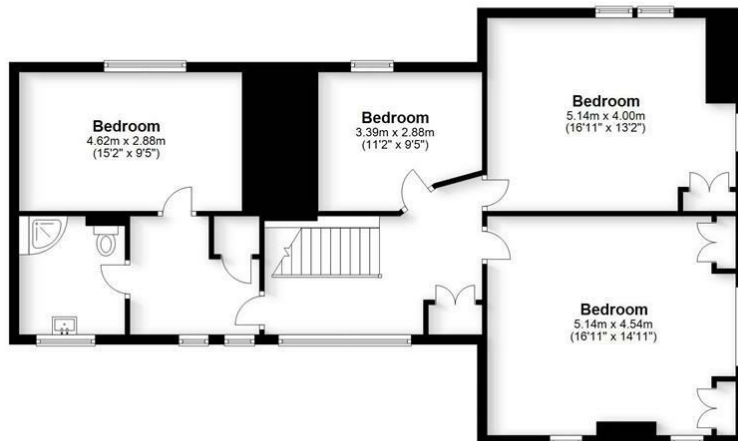


3.07 acre(s)

Ground Floor
Approx. 101.0 sq. metres (1086.6 sq. feet)



First Floor
Approx. 97.0 sq. metres (1044.6 sq. feet)



Total area: approx. 198.0 sq. metres (2131.2 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact

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: All mains services are understood to be connected to the property.

Local Authority: Stratford, Council Tax Band F

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