



VAUGHANREYNOLDS
ESTATE AGENTS

9 Shottery Road
Shottery, Stratford-upon-Avon, CV37 9QA



Property Description

Looking for the perfect location in Stratford? With this charming two-bed Victorian cottage, less than ten minutes' walk from the town's historic delights and world-class attractions, you can enjoy surprisingly spacious open-plan living, a sun-trap outdoor space and the bonus of a beautiful garden office.

The town really is on your doorstep - within half a mile you'll not only discover the historic attractions of Stratford, including Shakespeare's Birthplace, the world-class theatre and the stunning River Avon, but also a vast array of top restaurants, a cinema and the town's newly refurbished train station.

And what about the cottage itself? From the separate enclosed porch, you step into a light-filled open-plan space stretching back more than 23 feet, with a bow window at the front and more light pouring in from the back. The room features an open fireplace with flagstone hearth and dimmer-switch lighting, plus heaps of space for living, dining and social activities.



In the bright galley kitchen, beech floor and wall units house an integrated double oven, electric hob and extractor hood alongside plenty of work surface, and there's even plumbing for a dishwasher. A separate lobby area, where the gas-fired combi boiler lives opposite a half-glazed door to the garden, is also plumbed for a washing machine.

A full-width obscure-glazed window to the garden floods the inviting family bathroom with light, while a radiator offers cosy warmth.





So, whether you are relaxing in the bath or enjoying the powerful shower overhead, it's a little haven of indulgence!

The outdoor space is surprisingly spacious, covering the width of two plots. The main attraction here has to be the impressive garden office, fully kitted out with electricity, light and wifi and with double doors opening out onto the gravelled garden. But there's more: a decking area to one side offers a real sun trap, and there's even extra storage with a shed and out-of-sight space for the bins, which can be taken out each week via a side gate to the neighbour's shared-access path.

Upstairs, both bedrooms enjoy tons of clothes space thanks to built-in mirrored wardrobes, and there is a boarded loft that offers even more in the way of storage.

The cottage is at the town end of Shottery Road, looking across to Orchard Way, with no houses directly opposite and permit parking for up to three cars available right outside your door.



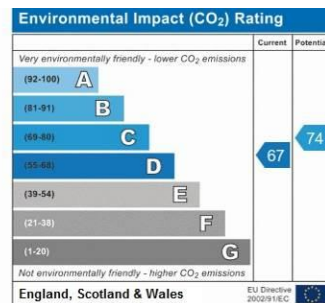
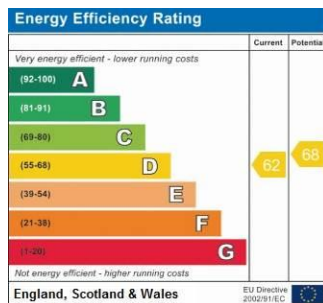
ACCOMMODATION

- Entrance Porch
- Lounge/Diner
23' 11" x 12' 0" (7.29m x 3.66m)
- Kitchen
10' 5" x 7' 1" (3.18m x 2.16m)
- Lobby
- Bathroom
- Bedroom One
10' 7" x 10' 1" (3.23m x 3.07m)
- Bedroom Two
9' 3" x 8' 8" (2.82m x 2.64m)





The plan is not drawn to scale and is for illustrative purposes only.
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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. Central heating is gas-fired, controlled by HIVE, and has been regularly serviced by British Gas.

Local Authority: Stratford-upon-Avon District Council. Tax Band C.

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