



VAUGHANREYNOLDS
ESTATE AGENTS

The Croft, 52 Hathaway Lane
Stratford-upon-Avon, Warwickshire, CV37 9BL



Property Description

Situated within an incredibly desirable location towards the outskirts of Stratford-upon-Avon, in the heart of Shottery village, this wonderful, detached family home has been tastefully updated and extended by the current owners. Real attention to detail and design flair has helped create a superb property, with the perfect blend of period charm and modern refinement. The layout works extremely well for those buyers craving a large kitchen, dining living space, but with the additional benefit of two further reception rooms. A great and highly versatile layout.

Viewing is strongly recommended to fully appreciate the standard and scale of accommodation on offer, which in brief comprises: Entrance hall with original solid wood flooring throughout, stairs rising to the upper floor and access to a stylish WC and cloaks. There is a pleasant sitting room to rear with grand marble fireplace over open hearth and French doors to the garden. There is a separate family room / snug with a further feature fireplace and bay window to front, providing a relaxed work from home space.



The heart of this home is certainly the fantastic open plan kitchen, dining and family room. An impressive space filled with natural light through an expanse of bi-fold doors, offering three zones, ideal for hosting guests whilst preparing meals and options for a relaxed seating area. The kitchen itself is beautifully appointed and was hand-crafted by Feather Bow, a local specialist.





Base units with hand painted doors are complemented by contrasting granite worksurfaces over and are centred around a large island with inset Belfast sink and a range cooker to side. Karndean flooring continues throughout, in part with under floor heating, and a useful utility / boot room provides further storage and independent access to outside.

To the first floor, a generous landing with reading area provides access to each of the four double bedrooms and well-appointed family bathroom. This space is fitted with a contemporary white suite comprising free standing bath, oversized shower enclosure, low level WC and wash hand basin. The master bedroom notably boasts an impressive, vaulted ceiling with exposed feature truss, Juliet balcony to rear and his and hers wardrobes. There is also a well-appointed en-suite wet room complete with natural stone tiling, precast sink and under floor heating.

Externally, there is a generous enclosed, part walled garden to rear boasting an expanse of lawn with well stocked herbaceous borders and interspersed fruit trees. There is a raised decked terrace which joins the kitchen and sitting room spaces, providing the perfect area to enjoy the summer days and evenings with its due west facing aspect. There are raised planted beds, a contemporary water feature and lighting throughout to give an almost tropical feel. A covered area to the side of the property leads to a single garage / stores. To the front of the property, a gravel driveway provides ample parking.





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4



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Ground Floor

Approx. 97.0 sq. metres (1043.6 sq. feet)



First Floor

Approx. 90.1 sq. metres (969.5 sq. feet)



Total area: approx. 187.0 sq. metres (2013.1 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

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-upon-Avon District Council. Council Tax Band E.

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