



Tavern Lane Shotton CV37 9HE

**SHELDON  
BOSLEY  
KNIGHT** LAND AND  
PROPERTY  
PROFESSIONALS



2736.00 sq ft of accommodation arranged over two floors

# Key Features

- Meticulously restored Grade II listed home within the the heart of Shotton
  - Beautiful fully fitted open plan Kitchen/Breakfast room with bifold doors leading out to the rear garden
- A wealth of character and charm blended seamlessly with contemporary features
- Living Room, Dining Room, Study and Snug
  - Four double bedrooms, the principal Bedroom suite having Dressing Room and En-Suite Shower Room
    - Family Bathroom
- Large single Garage which can be set as either Utility Room or Garage
- Sizeable studio room at the bottom of the garden which could be used as a home office or gym
- Generous sized mature garden
  - Ample driveway parking





## The Property

Located along a charming lane in the heart of the village of Shottery, Lavender House is a stunning four bedroom, Grade II Listed family home which has been meticulously restored by the current owners, set within its own 0.24acre plot.

From the moment you step inside this delightful home you are greeted by an exceptional blend of character features and contemporary living. Having a wealth of charm and character this 17th century home offers approximately 2736 sq feet of immaculately presented accommodation all set within the generous sized private gardens. Furthermore there is a sizeable studio room at the bottom of the garden which could be used as a home office or gym offering plenty of opportunities

Set over two floors, Lavender House has four large double bedrooms, family bathroom and a stunning ensuite off the principal suite. The ground floor offers two receptions, large eat-in kitchen, office space and clever utility that could be turned back into a garage with ease.

Fully Restored in 2018, the current owners have retained the period beauty, whilst painstakingly extending and redesigning this home, maximising space and light, incorporating all the "mod cons".

Steeped in Shakespearian history, Shottery is within easy access of Stratford upon Avon and all of its wonderful amenities. Stratford Train Station is a short walk offering regular services to Birmingham and beyond, whilst the A46 and M40 are easily accessible. Furthermore Stratford Girls Grammar and Stratford College are within easy walking distance.

Living Room  
16'0" x 12'8"

Dining Room  
13'6" x 12'8"

Snug  
10'7" x 10'2"

Study  
13'10" x 10'2"

Guest Cloakroom

Kitchen/Breakfast Room  
18'9" x 14'4"

Utility Room  
16'0" x 13'8"

On the First Floor

Main Bedroom  
16'0" x 13'8"

Dressing Room

En-Suite Shower Room  
With Shower, wash hand basin and low level WC

Bedroom  
16'0" x 13'0"

Family Bathroom  
With Bath, double shower, twin wash hand basins and a low level WC.

Bedroom  
16'0" x 12'8"

Bedroom  
13'6" x 12'8"





## Outside

Garden Office/Gym/Store  
17'11" x 10'9"

## General Information

### Services

Mains water, drainage and electricity are connected to the property.  
Gas central heating is installed.

Interested parties are advised to make their own enquiries and investigations before finalising their offer to purchase

### Council Tax

We understand that the property has been placed in band G with Stratford District Council

### Tenure

We understand that the property is for sale Freehold.

### Viewings

Viewings strictly by appointment with the Agents.













To view this beautiful home, please call  
Sheldon Bosley Knight Sales on 01789 207900

# Floorplan

**Ground Floor**  
Approx. 131.9 sq. metres (1419.3 sq. feet)



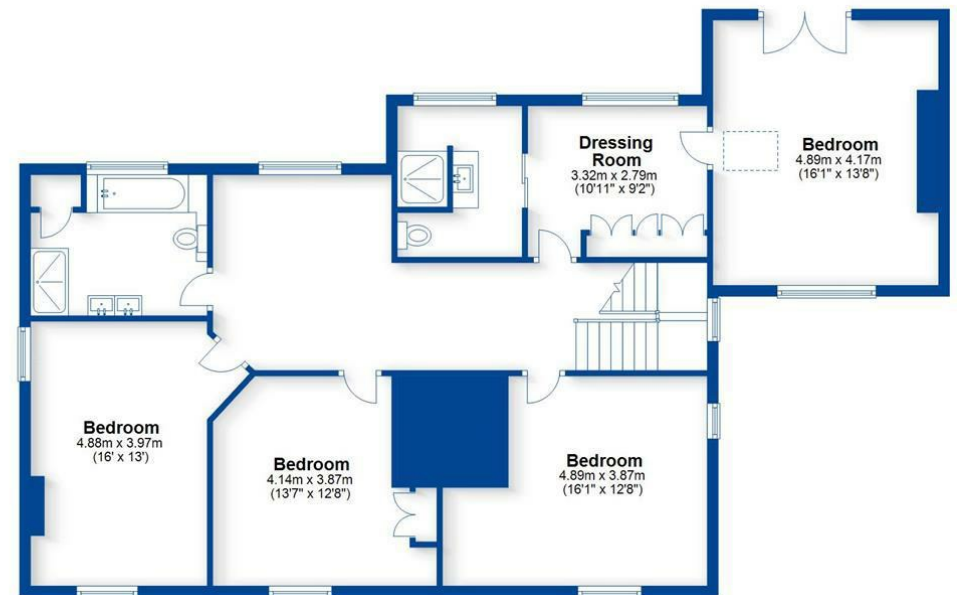
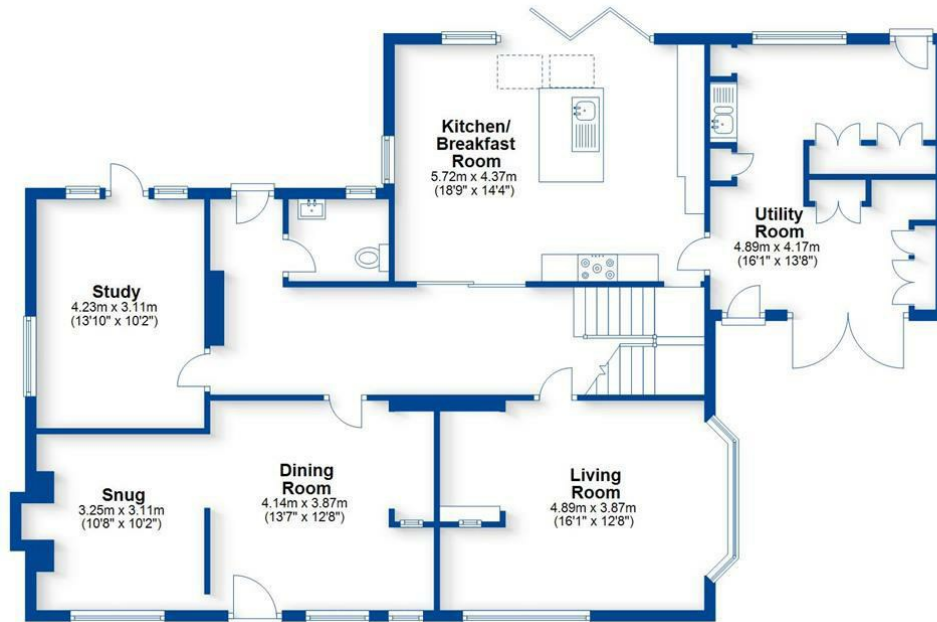
Total area: approx. 254.2 sq. metres (2736.3 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Total area does not include the Garden Office/Gym

**First Floor**

Approx. 122.4 sq. metres (1317.1 sq. feet)





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