



**Cherry Street, Stratford-Upon-Avon, CV37 6DF**

**Guide price £625,000**

Cherry Street is a quiet PRESTIGIOUS road in OLD TOWN, a hugely popular area within a short stroll to the Town Centre and available is a highly unique DETACHED grade II listed 18th century cottage – being one of the only detached properties in Old Town.

Converted from a barn being used as a carpentry workshop in 1989 – architect designed.

There has been a structure on the site since the 16th century.



Brick built with slate roof.

2 reception rooms, two conservatories (one converted from garage), kitchen, cloakroom/WC downstairs, three bedrooms (double, queen, single) with fitted wardrobes, bathroom, loft space whole footprint of the house, garden, driveway suitable for small car, garage in Bull Street available to rent.

Gas central heating, fan oven.

Fitted carpets throughout, curtains and blinds, secondary glazed units.

Glass roofs length of both conservatories.

Energy rating E. Combination boiler.

House is very warm in winter – beautifully sunny in summer.

Very limited development potential only.

Very private paved enclosed courtyard garden – perfect for young children or pets.

Some property refurbishment needed.

Situated in a close, friendly community.

Less than 10 minutes on foot from town centre, river and RSC. 20 minutes on foot from station. Good taxi services in area. Excellent train services to Birmingham, London, Coventry, etc. Good bus services to neighbouring towns like Warwick and Evesham.

Nearby airports – Birmingham International.

**Living Room** 14'2" x 13'6" (4.33m x 4.12m)

**Dining Room** 14'2" x 12'1" (4.33m x 3.69m)

**Kitchen** 6'2" x 10'9" (1.88m x 3.29m)

**WC**

**Breakfast / Garden Room** 6'2" x 10'8" (1.88m x 3.26m)

**Landing**

**Bedroom One** 14'2" x 8'10" (4.33m x 2.71m)

**Bedroom Two** 6'7" x 9'11" (2.03m x 3.03m)

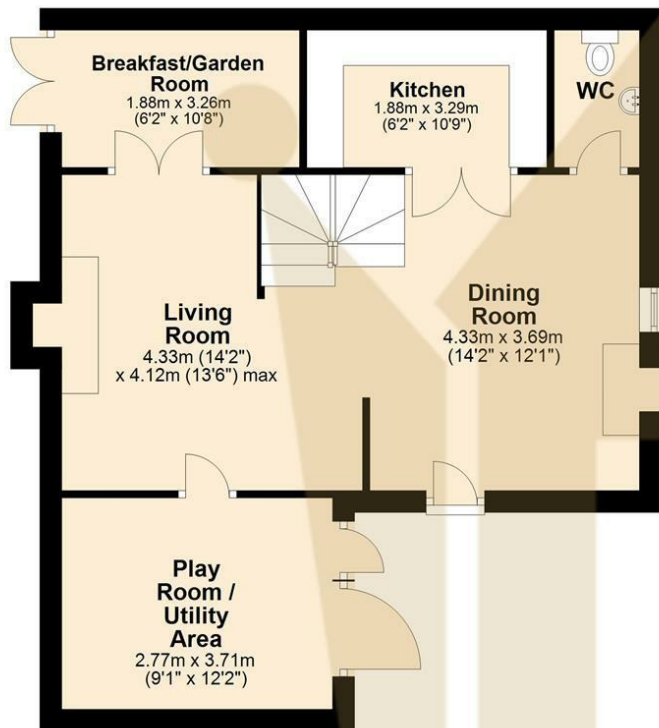
**Bedroom Three** 7'2" x 5'6" (2.20m x 1.70m)

**Play Room / Utility Area** 9'1" x 12'2" (2.77m x 3.71m)

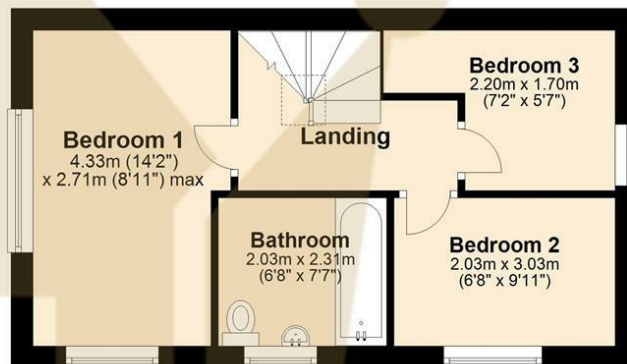




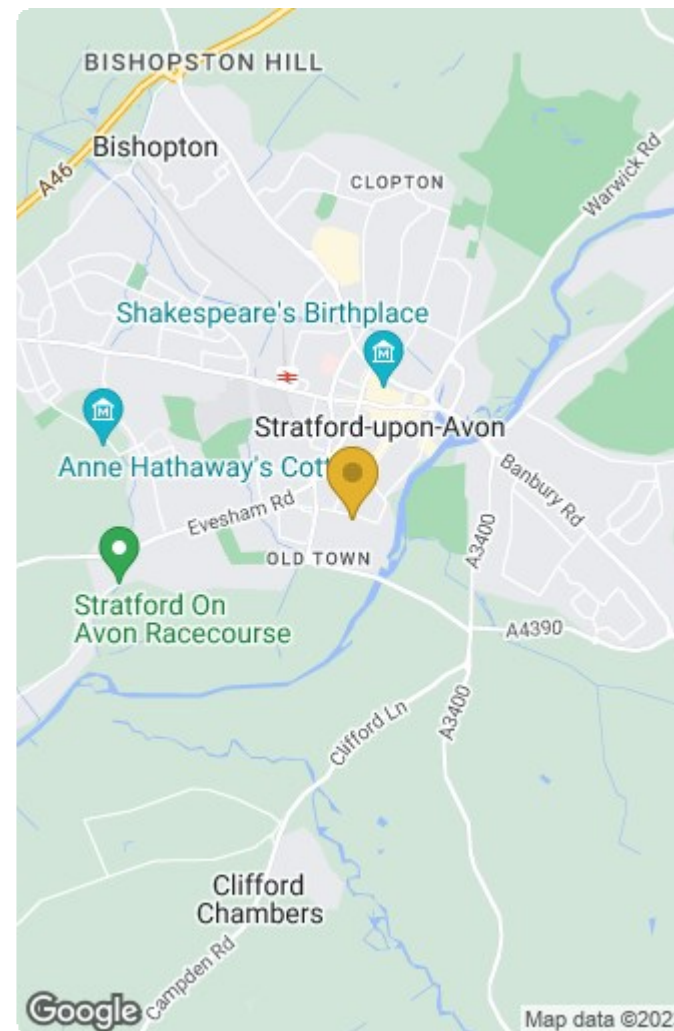
**Ground Floor**  
Approx. 59.7 sq. metres (642.2 sq. feet)



**First Floor**  
Approx. 33.7 sq. metres (363.0 sq. feet)



Total area: approx. 93.4 sq. metres (1005.2 sq. feet)



| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) <b>A</b>                          |                         |         |           |
| (81-91) <b>B</b>                            |                         |         |           |
| (69-80) <b>C</b>                            |                         |         |           |
| (55-68) <b>D</b>                            |                         |         |           |
| (39-54) <b>E</b>                            |                         |         |           |
| (21-38) <b>F</b>                            |                         |         |           |
| (1-20) <b>G</b>                             |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |         |           |
| (92 plus) <b>A</b>  |                         |         |           |
| (81-91) <b>B</b>  |                         |         |           |
| (69-80) <b>C</b>  |                         |         |           |
| (55-68) <b>D</b>  |                         |         |           |
| (39-54) <b>E</b>  |                         |         |           |
| (21-38) <b>F</b>  |                         |         |           |
| (1-20) <b>G</b>   |                         |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |         |           |