



Priory Lane, Stratford-Upon-Avon, CV37 8XZ

Guide price £675,000



**** 2,416 sq ft ** Extended Charming Character Cottage with Large Mature Gardens Approx. 0.5 Acre Plot** Four Large Double Bedrooms ** Double Garage **** Nestled in a tranquil and picturesque setting in the sought-after village of Broad Marston, this delightful and generously extended four-bedroom character cottage effortlessly blends rustic charm with spacious, versatile living. Boasting a traditional thatched roof over one half and a tiled roof over the other, the property combines old-world character with practical design. Full of original features, including exposed beams, the home offers multiple reception rooms, a garden room, four bedrooms, a study area, and a double garage. Set on a generous plot of approximately half an acre with mature gardens, this is a rare opportunity to enjoy the charm of a period cottage with the space and flexibility ideal for modern family life.



This charming and generously extended character cottage is set in the peaceful village of Broad Marston, offering spacious and flexible accommodation rich in original features. The original part of the home boasts a traditional thatched roof and beautiful exposed beams, adding warmth and authenticity throughout.

Set within beautifully maintained gardens of approximately half an acre, the property enjoys a wonderful sense of space and privacy. A range of distinct, well-tended outdoor areas are ideal for relaxing, entertaining, or for gardening enthusiasts. Mature planting, lush lawns, and a variety of seating spots provide year-round enjoyment, while a peaceful pond at the rear adds to the tranquil atmosphere and offers a delightful focal point for wildlife and quiet reflection.

Set along a wonderfully quiet and tranquil country lane, this property enjoys a wide road frontage, an attractive fore garden, and a driveway leading to the side of the house. A path leads to the front door, with the option to enter via the garden room or the main entrance to the cottage.

The front door opens into a versatile lounge/diner, featuring dual-aspect windows, exposed wooden beams, an inglenook fireplace, and a generous storage cupboard. Stairs rise to the first floor, and a door leads through to the inner hallway.

There is also a separate, generously sized living room, full of character, with a dual aspect and exposed beams.

The well-equipped kitchen is conveniently positioned next to the main reception areas, with a spacious garden room offering flexible use—ideal as a family area, sunroom, or studio. A ground floor bathroom adds to the practicality, while the integral double garage provides ample storage and parking. Internal access to the garage adds further convenience.

Upstairs, the first floor is thoughtfully arranged with four well-proportioned bedrooms, a study area, and a shower room. Bedroom One, slightly set apart from the others, has excellent potential as a guest suite. It offers space for a king-size bed and additional furniture, enjoys a triple aspect with fantastic views over the gardens, and benefits from a separate staircase leading outside.

Bedroom Two is also generously sized, featuring fitted

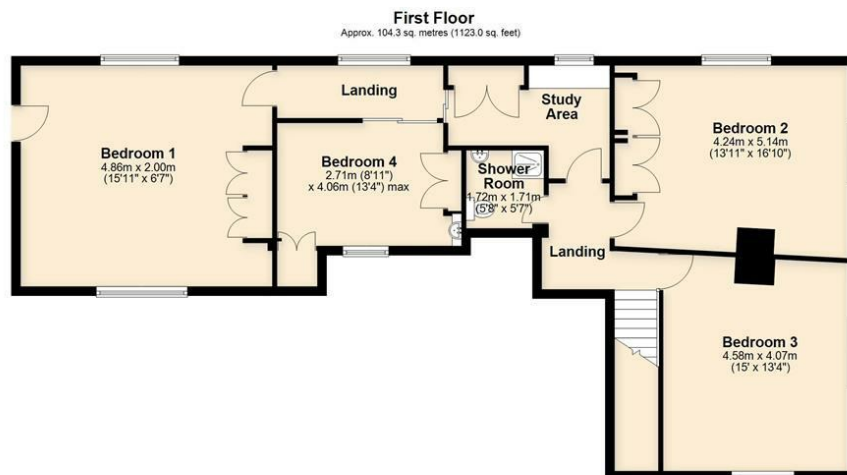
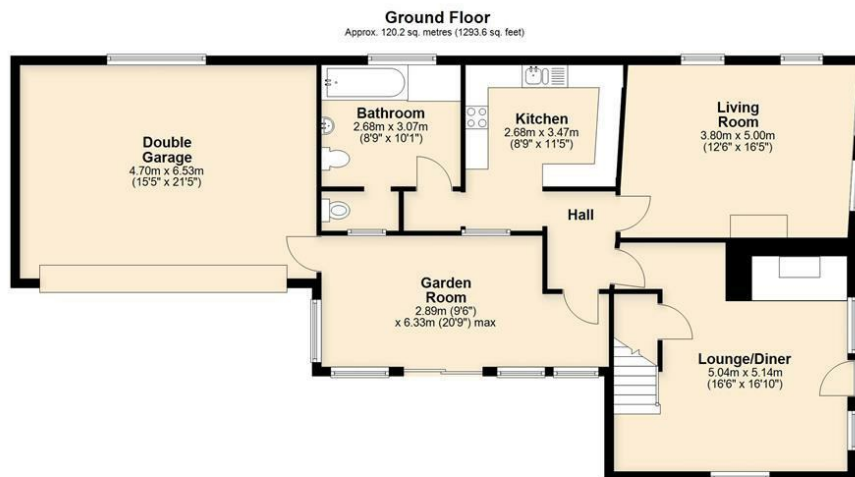
wardrobes and a dual aspect with lovely views. Bedroom Three enjoys a dual aspect as well, also with pleasant views, and Bedroom Four is a comfortable double with fitted wardrobes and garden outlooks.

Tucked away in the sought-after village of Broad Marston, with a total internal area of approximately 2,416 sq ft (224.5 sq m), this home offers space, character, and flexibility ideal for family living or those looking for a rural retreat with a strong sense of charm.

Hall	
Living Room	12'5" x 16'4" (3.80m x 5.00m)
Lounge / Diner	16'6" x 16'10" (5.04m x 5.14m)
Kitchen	8'9" x 11'4" (2.68m x 3.47m)
Bathroom	8'9" x 10'0" (2.68m x 3.07m)
Garden Room	9'5" x 20'9" (2.89m x 6.33m)
Double Garage	15'5" x 21'5" (4.70m x 6.53m)
Landing	
Study Area	
Bedroom One	15'11" x (4.86m x)
Bedroom 2	13'10" x 16'10" (4.24m x 5.14m)
Bedroom Three	15'0" x 13'4" (4.58m x 4.07m)
Bedroom Four	8'10" x 13'3" (2.71m x 4.06m)
Shower Room	







Total area: approx. 224.5 sq. metres (2416.6 sq. feet)



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

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