



**Willowbrook Cottages Shottery Road, ,
Stratford-upon-Avon, CV37 9QG**

Offers In Excess Of £350,000



Ground Floor

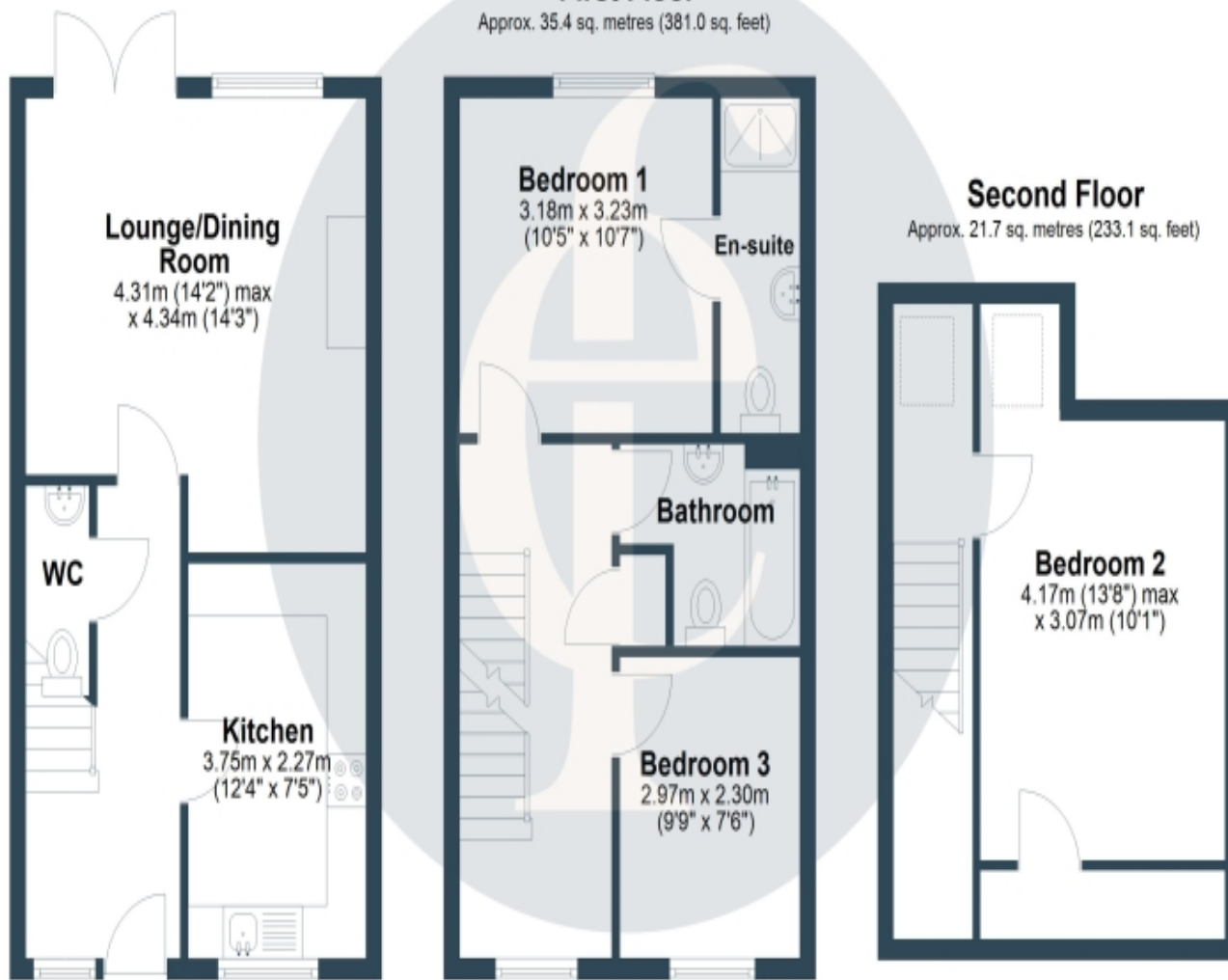
Approx. 35.4 sq. metres (381.0 sq. feet)

First Floor

Approx. 35.4 sq. metres (381.0 sq. feet)

Second Floor

Approx. 21.7 sq. metres (233.1 sq. feet)



Total area: approx. 92.4 sq. metres (995.0 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Built in 2002, but with all the charm of a cottage, hence the name Willowbrook Cottages. Positioned in a row of just 4 homes in a small select development within the highly regarded location of Shottery.

Shottery is a characterful and much-loved part of Stratford-upon-Avon, home to local shops, schools, and the famous Anne Hathaway's Cottage. The town centre is just a short walk away, with its wide range of restaurants, independent shops, and cultural attractions. Stratford's train station offers direct links to both Birmingham and London, making it an excellent spot for commuters and weekenders alike.

A rare opportunity to be situated in such a peaceful setting but yet just a five-minute walk to the town centre, and do not worry about the car as you have parking! Shottery fields are also close at hand for recreation, and walking your 4 legged friends!

The accommodation has been thoughtfully created over three floors and is ideal for downsizing to the town, a first-time purchase, a buy-to-let, or even a lock-up and leave for people who prefer the sun all year round.

What I love about this home is the private garden and outlook over the countryside, again questioning how you get to be so close to the town centre hustle and bustle, but at the same time feel like you are in a quiet countryside spot.

The accommodation allows spacious, light, and airy rooms with a versatile layout. Park your car in front of your property for convenience on the private driveway and take the few steps to your front door and welcoming entrance hallway. The hallway leads to your accommodation, cloakroom/w.c and stairs to the first floor.

The kitchen is situated at the front of the property and has a range of matching soft-close wall and base units. The fridge freezer, electric oven with separate induction hob are integrated for ease. The boiler is situated in the kitchen and is just a year old, less expense for any new owner!

At the rear of the property is the spacious sitting room, through dining room, offering ample space for dining and relaxing. This room also offers access to the sunny south-facing private garden via French doors. Ideally, bringing the outside inside and asking for the BBQ to be lit and the sun to shine!

On the first floor is the master bedroom that enjoys an open aspect to the rear of the property and an en-suite. Completing the first floor is bedroom three, a further good size double bedroom, and the three-piece bathroom.

The top floor is devoted to a spacious double bedroom with ample storage into the eaves.

Outside is a cottage-style enclosed garden laid to lawn with a stepped approach from the patio. Enjoying ease of maintenance currently but could be adapted for any green finger folks out there! As mentioned to the front is parking for one car.

Viewing is advised to truly appreciate what a gem of a home is on offer.

General Information-Subjective comments in these details imply the opinion of the selling Agent at the time they 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 investigate the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileage quoted in these sales particulars are approximate.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that the purchaser confirm this at the point of offer.

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