



**Aston Cantlow Road, Wilmcote, Stratford-upon-Avon,
CV37 9XW**

Offers In Excess Of £600,000



Ground Floor

Approx. 152.8 sq. metres (1644.6 sq. feet)



Total area: approx. 152.8 sq. metres (1644.6 sq. feet)

Score	Energy rating	Current	Potential
92+	A	64 D	85 B
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

What a plot & property!

A detached double fronted two-bedroom bungalow with so many positives, where do we start? Let's begin on the tranquil position within the heart of the highly regarded village of Wilmcote, just 4 miles North of Stratford-upon-Avon.

Wilmcote is a beautiful English village, boasting a range of useful amenities including a village shop, public house, primary school and Church, in addition to a railway station, making this an ideal place from which to commute to Birmingham, Solihull or Warwick, whilst the canal towpath allows one to walk into nearby Stratford-upon-Avon or Wootton Wawen.

Set back from the road behind a block-paved driveway, allowing ample parking for 5-6 cars, even a motorhome or caravan! What you cannot see from the front is the extensive, enviable South-facing plot at the rear of the property measuring just under an acre, with a large brick-built outbuilding, mature gardens, and even an ideal spot for goats, chickens, or if your fancy takes it, a paddock for a pony!

We believe this property offers huge potential for enlarging and creating an individual, imposing detached residence within the plot, or keeping the existing property and developing the grounds.

The accommodation is sold with no onward chain and has been cleverly altered, and the current owners have loved the property over the years, with it being a real family home with a football pitch-sized garden!

Choose your parking spot on the driveway and pop through the porch into the "L" shaped hallway that allows access to the accommodation and gardens. The front of the property is devoted to both bedrooms with bay windows. The rear of the property enjoys an office ideal for a WFH space or even a snug, and the current owners double this as a utility. The breakfast-kitchen enjoys a roof lantern, enjoying views over the garden, and offering ample space for dining. There is a covered, open, lean-to leading from the kitchen for an extra chill-out area. Completing the accommodation is the well-appointed shower room.

Outside the garage has been converted to a separate detached annexe offering a bedroom area, kitchenette, and shower room, ideal for a mature relative, teenager, guests, or a ready-made studio for anyone running a business that requires a separate space. Access is via a private door and also further French doors bringing the natural light in.

A truly exceptional South-Westerly facing garden, rarely found at this scale. The gardens are mature and laid to lawn with an array of trees, hedging, and shrubs, enclosed by fencing. Patio seating area for alfresco dining and enjoying a chilled glass. Towards the end of the garden is a large workshop with electrics ideal for storage, hobbies, or further conversion. Furthermore, there is a polytunnel & allotment area. Side-gated pedestrian access & further double-gated access for vehicles.

Viewing is highly recommended to appreciate the huge potential that is on offer and the tranquil spot within the highly regarded village of Wilmcote.

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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