



**Station House, Birmingham Road,  
Bearley, Stratford-Upon-Avon, CV37 0EU**

**£450,000**



Station House is a well presented three bedroomed semi detached cottage, situated in the desirable semi-rural location of Bearley. Briefly comprising; reception hall, open plan lounge / dining room, breakfast kitchen, utility room with W.C, three double bedrooms, en-suite and family bathroom. The property further benefits from an attractive cottage garden, two substantial outbuildings (cabin and workshop) and plenty of off road and on road parking.

We believe the cottage originally dates back to the late 1800's, and has been extended to provide modern and comfortable living accommodation. The property has been finished to a high standard and benefits from under-floor heating throughout the ground floor and 'Porcelanosa' flooring.

The delightful village of Bearley lies between the two neighbouring towns of Henley-in-Arden (Approximately 4 miles) and Stratford-Upon Avon (Approximately 4.5 miles). With a fine 12th century parish church (St Mary's), village hall, Bearley Sports and Social Club, Bearley Aqueduct (Edstone), excellent children's playground and plenty of beautiful walks over the rolling Warwickshire Countryside.

Stratford Armouries museum and soft play centre is located just 2.8 miles away and Stratford-Upon-Avon Gliding Club just 1.2 miles away.

Bearley railway station offers regular trains to Stratford, Warwick and Leamington Spa, plus Solihull & Birmingham.

The X20 bus service provides regular busses to Stratford-upon-Avon, Henley-in-Arden, Solihull & Birmingham.

The M42 (J3A) and M40 (J16) motorways are located just 11 miles and 9 miles respectively and provides access to Birmingham to the north, London to the south and the national motorway network. Warwick 8.3 miles, Warwick Parkway Station 8.7 miles (trains to London Marylebone from 87 minutes), Birmingham International Airport 18.4 miles, Birmingham city centre 30 miles( distances aprox).



Situated just off the Birmingham Road, Station house is approached behind a timber pedestrian gate which gives access to the front of the property and the garden. Beneath a canopy porch the front door opens into:-

### Reception Hall

This welcoming reception hall features 'Porcelanosa floorboard style' ceramic tiled flooring with underfloor heating, which extends throughout the whole of the ground floor, and features 2 individually controlled heating zones. A staircase rises to the first floor, two UPVC double glazed windows to the side, under-stairs storage cupboard with lighting and doors opening into:-

### Lounge

11'11" x 13'2" into bay (3.65m x 4.02m into bay)

With feature UPVC double glazed bay window to the front and an opening leading through to:-

### Dining Room

13'11" x 10'10" (4.25m x 3.31m)

Feature fireplace with space for a log burning stove, and door leading back through to the hall.

### Breakfast Kitchen

16'4" x 9'11" min / 12'10" max (5.00m x 3.04m min / 3.93m max)

A beautifully fitted shaker style kitchen with a range of wall, base and drawer units with solid wood worktops over, matching up-stands and tiling to splash backs, feature wall inset with space for a 3-door, 5 hob 'range style' cooker, space for an 'American Style' fridge freezer, inset 1 1/4 sink unit with chrome mixer tap over, integrated 'Neff' microwave, integrated 'Neff' dishwasher. Space for a breakfast island. Two UPVC double glazed windows to the side, timber door giving side access to the garden and door opening into:-

### Utility / W.C

7'1" x 6'7" (2.16m x 2.02m )

With low level W.C. Floating wash hand basin with chrome mixer tap over and tiling to splash backs. Wall units with roll top work surface and space and plumbing for an automatic washing machine and tumble dryer. Space for an additional

refrigerator or freezer, UPVC double glazed obscure window to the side and wall cupboard housing the gas fired 'Vaillant' combination boiler.

### First Floor

With UPVC double glazed picture window to the side and doors to three bedrooms and family bathroom.

### Bedroom One

14'11" x 10'5" (4.56m x 3.19m)

UPVC double glazed window to the front overlooking the garden and rolling countryside beyond, radiator, hatch giving access to the loft with a drop down ladder, lighting and fully boarded. Door opening into:-

### En-Suite

8'4" x 5'9" (2.55m x 1.76m)

Shower unit with mains fed 'Drench Head' shower and additional hand held attachment over, low level W.C, floating vanity unit with inset wash hand basin with chrome mixer tap over, 'Porcelanosa floorboard style' ceramic tiled flooring, UPVC double glazed obscure window to the front, tiling to splash backs, chrome ladder style heated towel rail, shaving point and extractor fan.

### Bedroom Two

11'5" x 11'7" max / 10'2" min to chimney breast (3.48m x 3.54m max / 3.10m min to chimney breast)

UPVC double glazed window to the side, radiator and feature vaulted ceiling.

### Bedroom Three

9'7" x 9'10" max / 8'8" min to chimney breast (2.93m x 3.02m max / 2.66m min to chimney breast)

UPVC double glazed window to the side and radiator.

### Bathroom

5'8" x 7'3" min / 8'1" max (1.75m x 2.21m min / 2.47m max)

With 'Porcelanosa floorboard style' ceramic tiled flooring, tiled bath with mains fed 'Drench Head' shower and additional hand held attachment over, pedestal wash hand basin with chrome mixer tap over, low level W.C, tiling to splash backs, chrome ladder style heated towel rail and airing cupboard with fitted shelving and radiator.







### **Garden**

This attractive cottage garden comprises a number of different features throughout, with a paved patio area to the front, raised decking area with substantial timber cabin. Multiple borders housing a wide range of plants, bushes and shrubs. There is a large timber workshop. A paved footpath takes you down the garden with an arched pergola leading through to a timber shed, vegetable garden with greenhouse and vegetable patch, and gravelled driveway providing off road parking. To the side/rear of the property is a paved patio, timber log store, outdoor power point and cold water tap.

### **Cabin / Home Office**

**13'10" x 7'4" (4.22m x 2.25m)**

Featuring power and lighting, two double glazed windows to the front, feature freestanding bar area (optional) and raised timber decking to the front. This outbuilding offers excellent and versatile space for a number of uses.

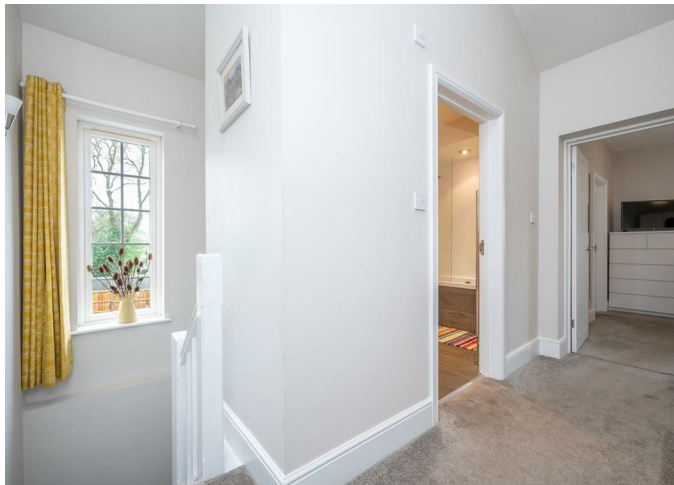
### **Workshop**

**16'1" x 8'0" (4.91m x 2.45m)**

With power and lighting and three windows.

### **Parking**

Off road parking is available via timber gates giving access to a gravelled driveway at the bottom of the garden, which provides off road parking for several vehicles. There is also plenty of on road parking outside the front of the property.





### Additional Information

#### Services:

Mains electricity, gas and water are connected to the property. Drainage is to a septic tank that is shared with the adjoining property.

#### Broadband:

Ultrafast broadband speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 220 Mbps. For more information visit: <https://checker.ofcom.org.uk/>. Fibre is already connected to the house.

#### Tenure:

The property is Freehold and vacant possession will be given upon completion of the sale.

#### Council Tax:

Stratford-on-Avon District Council - Band B

#### Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

#### Viewing:

Strictly by prior appointment with Earles (01564 794 343/01789 330 915).

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#### Location

The pretty village of Bearley, with its parish church, is located just 4 miles north of Stratford-upon-Avon, renowned as the regions cultural centre and is of course home of the Royal Shakespeare Company.

In the town there is a wide range of shopping and recreational facilities. There are many quality restaurants, public houses and gastro pubs with excellent reputations all within easy reach.

The area is well served by excellent schools including The Croft Prep School, King Edward Grammar School for boys, Shotton Grammar School for girls & Stratford High School.

The popular and picturesque village of Henley-in-Arden is

just 4 miles north of Bearley and provides both primary and secondary schools, a range of shopping and recreational facilities, a number of pubs and restaurants, and a dentist and doctors surgery.

More schooling is available in the neighbouring villages of Snitterfield (2.3 miles), and Wootton Wawen (2.9 miles).



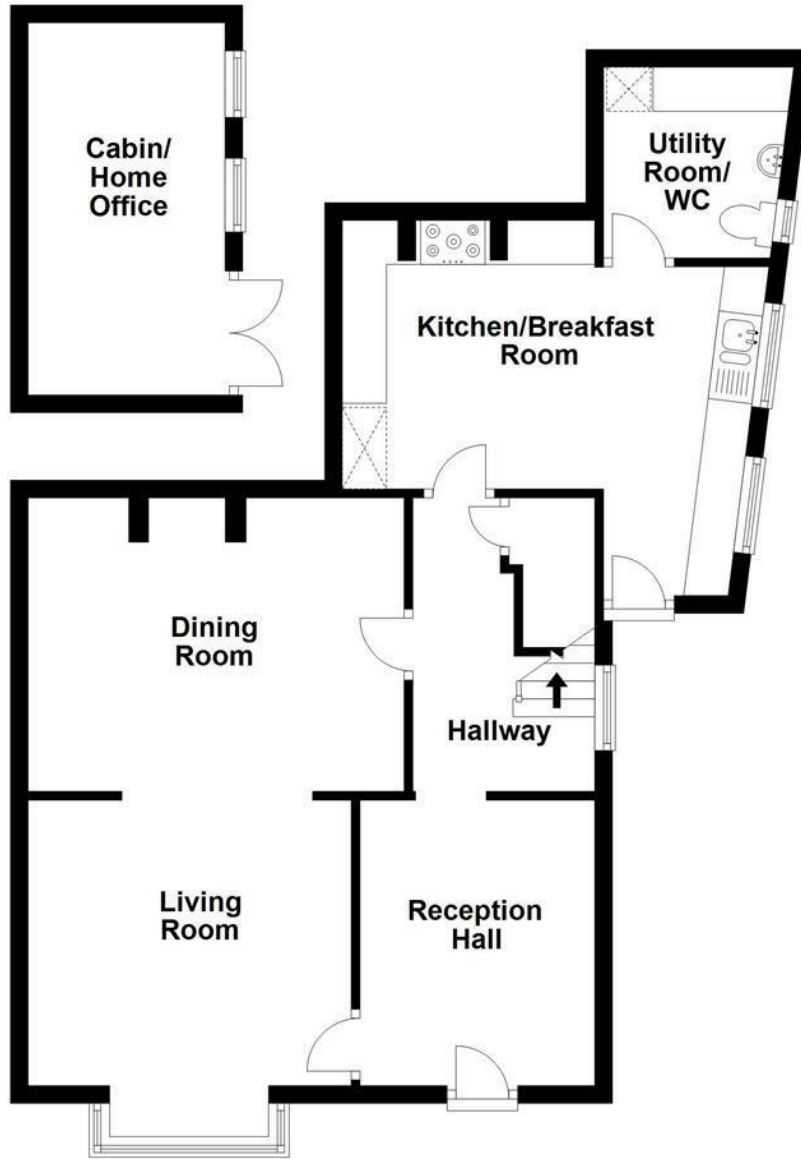






## Ground Floor

Approx. 72.7 sq. metres (782.1 sq. feet)



## First Floor

Approx. 51.7 sq. metres (556.2 sq. feet)



Total area: approx. 124.3 sq. metres (1338.3 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.  
Plan produced using PlanUp.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</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		

**England & Wales** 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>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</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		

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