



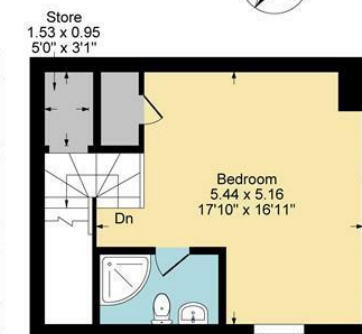
Peter Clarke

The Coach House, Cottage Lane, Shotton, Stratford-upon-Avon, CV37 9HH

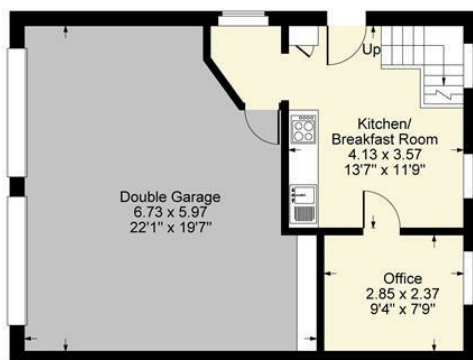
The Coach House, Cottage Lane, Shotton, Stratford upon Avon



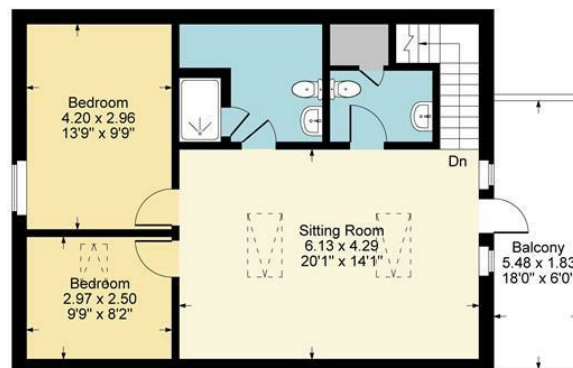
Main House Ground Floor



Main House First Floor



Guest Cottage Ground Floor



Guest Cottage First Floor

Approximate Gross Internal Area
 Main House Ground Floor = 125.48 sq m / 1351 sq ft
 Main House First Floor = 33.59 sq m / 362 sq ft
 Guest Cottage Ground Floor = 59.65 sq m / 642 sq ft
 Guest Cottage First Floor = 63.36 sq m / 682 sq ft
 Total Area = 282.08 sq m / 3037 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



- Secluded and delightful main residence and detached guest cottage
- Enchanting, mature walled gardens, grounds and woodland, extending to over three quarters of an acre (0.827)
- Two bedroom/two bathroom/three reception in the main house G.I.A. over 1,700 sq.ft. (£1,713 sq.ft.)
- Two bedroom/one bathroom/two reception detached guest cottage G.I.A. over 1,300 sq.ft. (1,324 sq.ft.)
- Beautiful, little known setting
- The guest cottage provides broad scope for extended family, work from home, studio or valuable letting income
- Viewing essential



Offers Based On £1,295,000

Seclusion, peace and quiet await at this delightful period property comprising of a main residence with the benefit of a detached guest cottage. Both are set in established gardens, grounds and woodland in an enchanting location situated in a little known, tucked away position off Cottage Lane. The shared private driveway serves just three properties and leads up to the double garage and gated entrance. Beyond is the beautiful walled gardens which are mainly lawned with well stocked beds and borders. Pathways meander to the main residence and the guest cottage but also to the woodland leading off from the foot of the garden. In a corner of the woods is an octagonal studio/office surrounded by many species of trees and similarly wildlife. This is a magical setting for an individual and intriguing property.

ACCOMMODATION

MAIN HOUSE

Leaded arch porch and front door to

DINING ROOM

a good sized room with exposed roof timbers, door to rear. Boiler cupboard with Worcester gas fired central heating is located.

CLOAKROOM

UTILITY

with range of base and wall cupboard and drawer units.

KITCHEN

with range of base and wall cupboard and drawer units, integrated fridge and integrated freezer, double oven, hob, hood, integrated dishwasher, quarry tiled floor throughout.

SITTING ROOM

gas fired wood burning type stove, beautiful feature windows and open to

GARDEN ROOM

windows on all sides and exposed roof detail.

GROUND FLOOR BATH AND SHOWER ROOM

serving the

LARGE GROUND FLOOR DOUBLE BEDROOM

a superb room with vaulted ceiling, pretty corner fireplace, fitted furniture, mezzanine/storage over.

FIRST FLOOR

PRINCIPAL BEDROOM

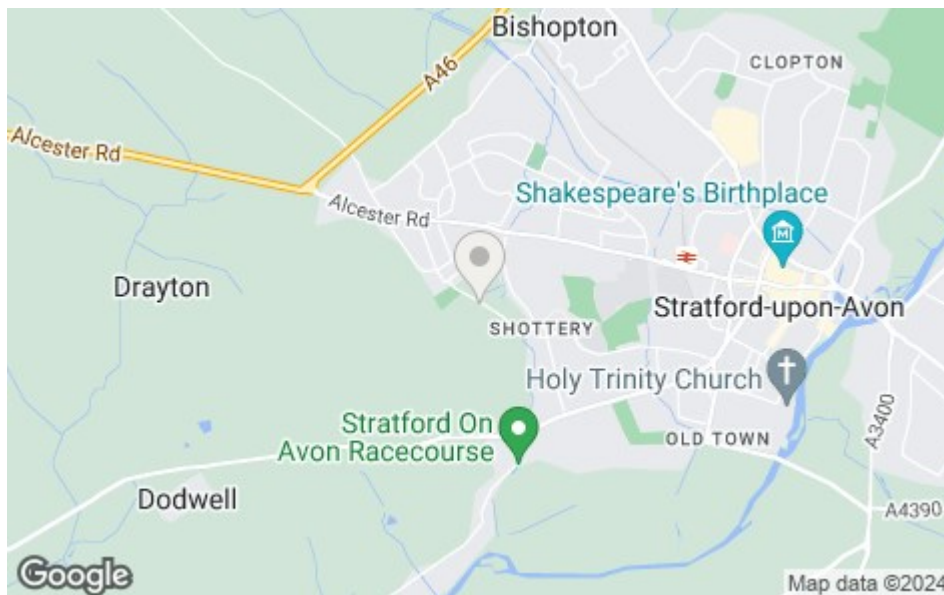
with fitted furniture, vaulted ceiling.

EN SUITE SHOWER ROOM

with Bosch air conditioning unit, exposed floorboards.







OUTSIDE

Lawned gardens are located to the front of the main house. There is a gated access to the far left hand side which leads round to a paved rear terrace and Bosch air source heat pump serving the air conditioning unit. Further gated access at the end to the garden. Crossing the lawn and arriving at the

DETACHED GUEST COTTAGE AND DOUBLE GARAGE

Fantastic for guests, extended family, multi-generational living or long or short lets. Matching the main residence, the property is of brick under a pitched slate roof and has a lovely external balcony with sitting area under, and provides charming accommodation with similar character to the main residence including exposed beams and pitched ceilings. A front door opens to

KITCHEN/DINING ROOM

with a range of base and wall cupboard and drawer units, quarry tiled floor. Stairs to first floor.

OFFICE/SNUG

DOUBLE GARAGE

with twin doors to front drive and laundry area.

FIRST FLOOR

LARGE SITTING ROOM

with French doors to balcony, beautiful view of the garden, semi-vaulted ceiling.

FITTED CLOAKROOM

with wc and wash hand basin, airing cupboard with hot water tank. Door to eaves storage.

DOUBLE BEDROOM

with semi-vaulted ceiling, feature window.

BEDROOM TWO

SHOWER ROOM

wc, wash hand basin and shower.

Beyond the lawned gardens are "The Woods", combined, extending to circa 0.827 acre, understood to be on a separate title.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

PLANNING: There is a planning application to build two properties at the end of the driveway. For further details please refer to Stratford on Avon District Council planning reference number 24/00649/OUT.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band H.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





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53 Henley Street, Stratford-upon-Avon, Warwickshire, CV37 6PT
Tel: 01789 415444 | stratford@peterclarke.co.uk | www.peterclarke.co.uk

Peter Clarke

