



FOR STARTERS



GUIDE PRICE
£520,000

MAIN COURSE

Welcome to Potters Cottage, a charming 2-bedroom retreat nestled in the heart of Tiddington village with convenient access to the renowned historic centre of Stratford-upon-Avon. From the moment you lay your eyes on Potters Cottage, its enchanting allure captivates with a meticulously maintained exterior and a delightful, harmonious aesthetic.

This unique property boasts off-road parking for multiple cars alongside a spacious larger than average single garage, providing both convenience and practicality. As you step inside, the newly renovated kitchen-diner family space unfolds, offering a versatile footprint and seamless access to the garage on the right. To the left, a tranquil lounge awaits, adorned with a fireplace and the all essential log burner—a true sanctuary for relaxation. Double doors lead to the extended section of the property, where bi-fold doors open onto a glorious private garden.

The extended rear of the property showcases flexibility in layout and function, bathed in natural light from two roof lantern style windows. Upstairs, two delightful bedrooms await, with the master bedroom providing a comfortable double bed and built-in storage and two windows while the second bedroom offers a single bed very comfortably. The neutrally decorated bathroom features a shower over the bath and a refreshing waterfall shower, complemented by a practical storage cupboard.

Ample storage solutions continue with storage under the stairs and an additional cupboard in lounge, enhancing the property's functionality. The garage, larger than a standard single, not only accommodates your vehicle but also provides utility space and storage. Convenient double doors from the garage open into the garden for ease.

The garden itself is a true gem, thoughtfully designed with distinct zones—a



south-facing gravel area with a concealed log store to the side, a lush lawn, a secluded seating nook to capture the evening rays of sun, and well-stocked, easy-to-maintain borders. Towards the end of the garden, a storage shed and a versatile studio with power await, promising the potential for full upgrades and insulation to serve as a home office or hobby room.

Potters Cottage is a rare gem that truly needs to be experienced firsthand. Within the Tiddington community, it provides a sanctuary within arm's reach of amenities such as shops, a post office, restaurants, and a pub. Don't miss the opportunity to make this delightful property your home—call today to arrange your viewing and immerse yourself in the charm and tranquility of Potters Cottage.



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - A



EPC
Band - D



South



Mains Gas,
Electric &
Drainage



Gas Central Heating
System

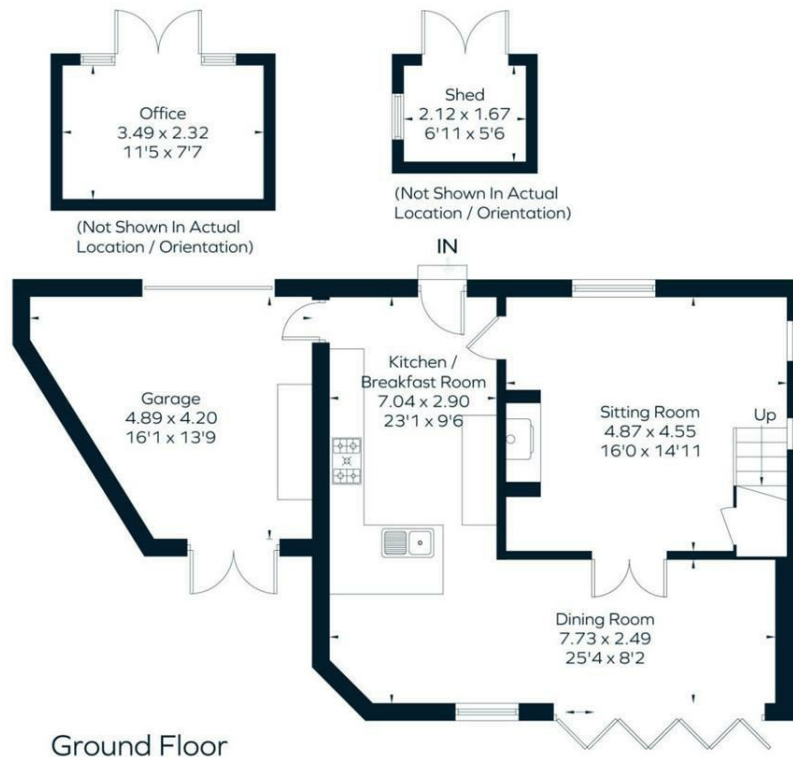


Alveston Primary
School

WHY NOT TAKE
A LOOK INSIDE?
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Approximate Area = 89.7 sq m / 966 sq ft
Garage / Office = 25.1 sq m / 270 sq ft
Total = 114.8 sq m / 1236 sq ft (Excluding Shed)



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 304851

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