



FOR STARTERS



OFFERS IN EXCESS OF
£450,000

MAIN COURSE

Set in one of the most beautiful and peaceful locations overlooking the River Stour, this enchanting three-bedroom semi-detached character cottage offers a rare opportunity to own a home with some of the finest panoramic views the area has to offer. Immersed in breathtaking countryside and surrounded by rich wildlife, the property combines spacious accommodation, charming period features and a wonderful sense of tranquillity.

From the moment you arrive, the setting immediately impresses. A five-bar gate opens onto a large gravelled driveway, providing generous off-road parking and a welcoming entrance to the property. Stepping inside through the solid timber front door, you are greeted by a bright porch area, with quarry tiled flooring, leading through to the main hallway with a useful cloakroom, fitted with WC and wash basin.

The ground floor offers excellent living space. The sitting room is warm and inviting, enjoying a dual-aspect bay window perfectly positioned to capture the remarkable views across open countryside. A wood-burning stove sits at the heart of the room, ideal for cosy evenings. There is also access to a good sized storage cupboard. Across the hallway, the separate dining room provides an ideal space for hosting family meals or entertaining guests, featuring a charming exposed brick wine rack and a window looking out onto the garden.

The kitchen/breakfast room is a standout feature of the home, thoughtfully arranged with a wide range of storage units, work surfaces and a breakfast bar. This room enjoys three side-by-side windows positioned to perfectly capture the breathtaking panoramic views. Off the kitchen is a utility room which provides additional workspace, cupboards and plumbing for laundry appliances, with direct access out to the garden.

Ascending to the first floor, the landing has a notably spacious feel, full of warmth and character, providing a delightful central space that enhances the flow of the home. From here, the principal bedroom enjoys fitted wardrobes and spectacular



elevated views – a stunning sight to wake up to each morning. Bedroom two also benefits from fitted wardrobes, and the third enjoys beautiful open countryside, ensuring each room is bright, peaceful and uplifting. The family bathroom is fitted with a modern white suite including bath, wash basin, WC and separate shower cubicle, tiled walls, a heated towel rail and a roof window that draws in natural light.

Outside, the garden has been thoughtfully arranged to make the most of the incredible surroundings. Mainly laid to lawn with mature shrubs and trees, it offers quiet seating areas that provide the perfect place to relax and enjoy the uninterrupted landscape. The area is renowned for its rich wildlife, with regular sightings of kingfisher, deer, muntjac, foxes, owls, kites, finches and woodpeckers, creating a magical environment for nature lovers.

This extraordinary cottage offers far more than a place to live – it offers a lifestyle defined by natural beauty, peace and remarkable views. Properties in such outstanding settings are rarely available, and early viewing is strongly encouraged to fully appreciate the accommodation and breathtaking location on offer.



KEY INGREDIENTS



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Band - E



EPC
Band - D



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A LOOK INSIDE?
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1 Wimpstone, Stratford-upon-Avon, CV37 8NS



Ground Floor



First Floor

TOTAL: 117.0 sq.m. (1,260 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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