



## 2 The Green , Wilmcote

Stratford-upon-Avon, CV37 9XJ

Jeremy  
McGinn & Co

# Asking Price £475,000



Believed to date back over 300 years in parts, Swan Cottage sits in the heart of the popular village of Wilmcote. The cottage enjoys a substantial plot, with a pleasant front outlook over the village green and Mary Ardens Farm and adjoins the village public house, the Mary Arden Hotel.

Formerly run as a bed & breakfast, the cottage offers incredibly versatile accommodation arranged over two floors with the fabulous addition of a detached annexe to the rear. The original cottage boasts a wealth of period features including exposed local stone and wooden beams and has been extended significantly to create plenty of space for more modern living.

The accommodation benefits from gas central heating and partial double glazing and includes - Enclosed Porch, Reception Hallway, Sitting Room, Dining Area, Guest Cloaks/WC, Large Open Plan Dining Kitchen, Utility Room/Conservatory, First Floor Landing, Generous Master Bedroom with En-Suite Shower Room, Two Further Generous Double Bedrooms, with one benefitting from a 'Jack & Jill' style En-Suite Shower Room (also accessible from the landing) and further Family Bathroom.

To the rear of the property there is a pretty garden, extending around the rear adjoining property which is mainly laid to lawn with a pleasant patio area. The detached studio ANNEXE benefits from an open plan Sitting Room/Bedroom, separate Kitchen & Shower

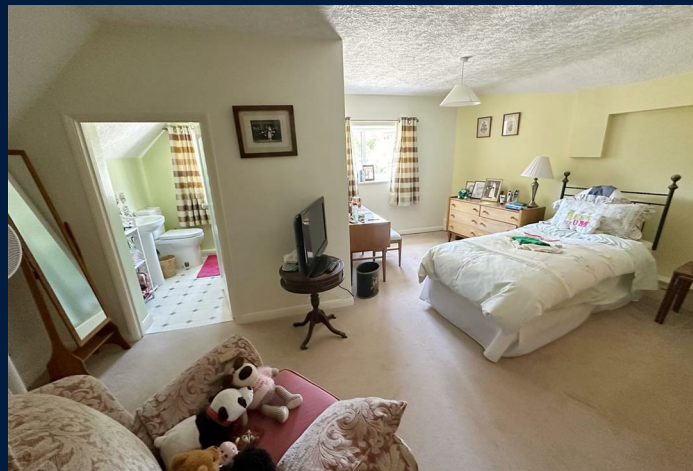


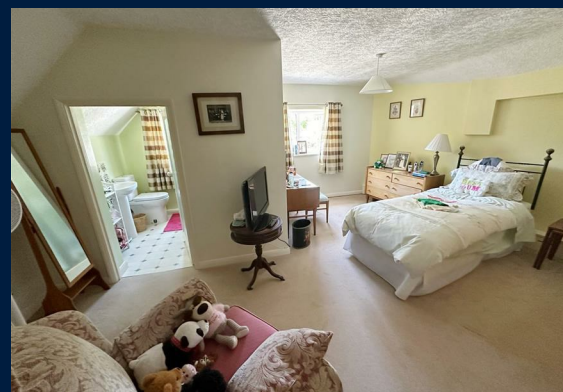
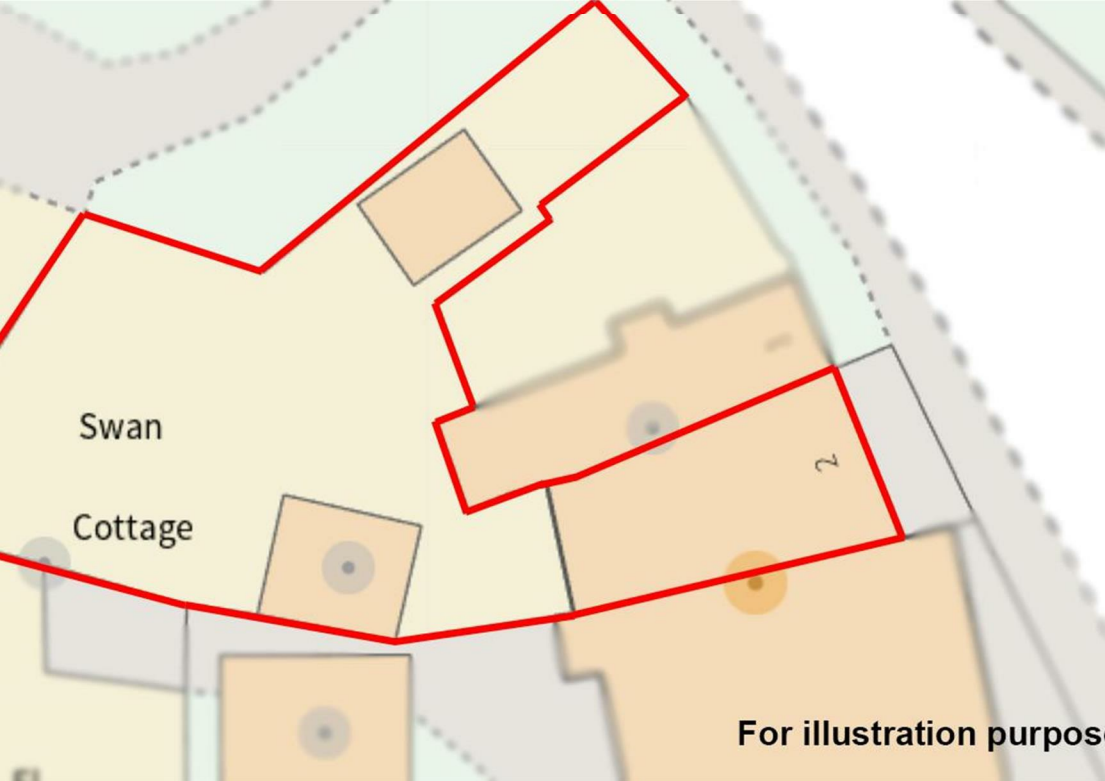
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Room and would make an ideal space for an elderly relative, teenager or potential extra income as a rental unit (subject to necessary consents).

Set away from the main house but accessible via a personnel door from the garden, the double garage benefits from an electric door and sits behind a good sized driveway, providing plenty of private parking.





**Tax Band: D**

**Council:** Stratford upon Avon District Council

**Tenure:** Freehold

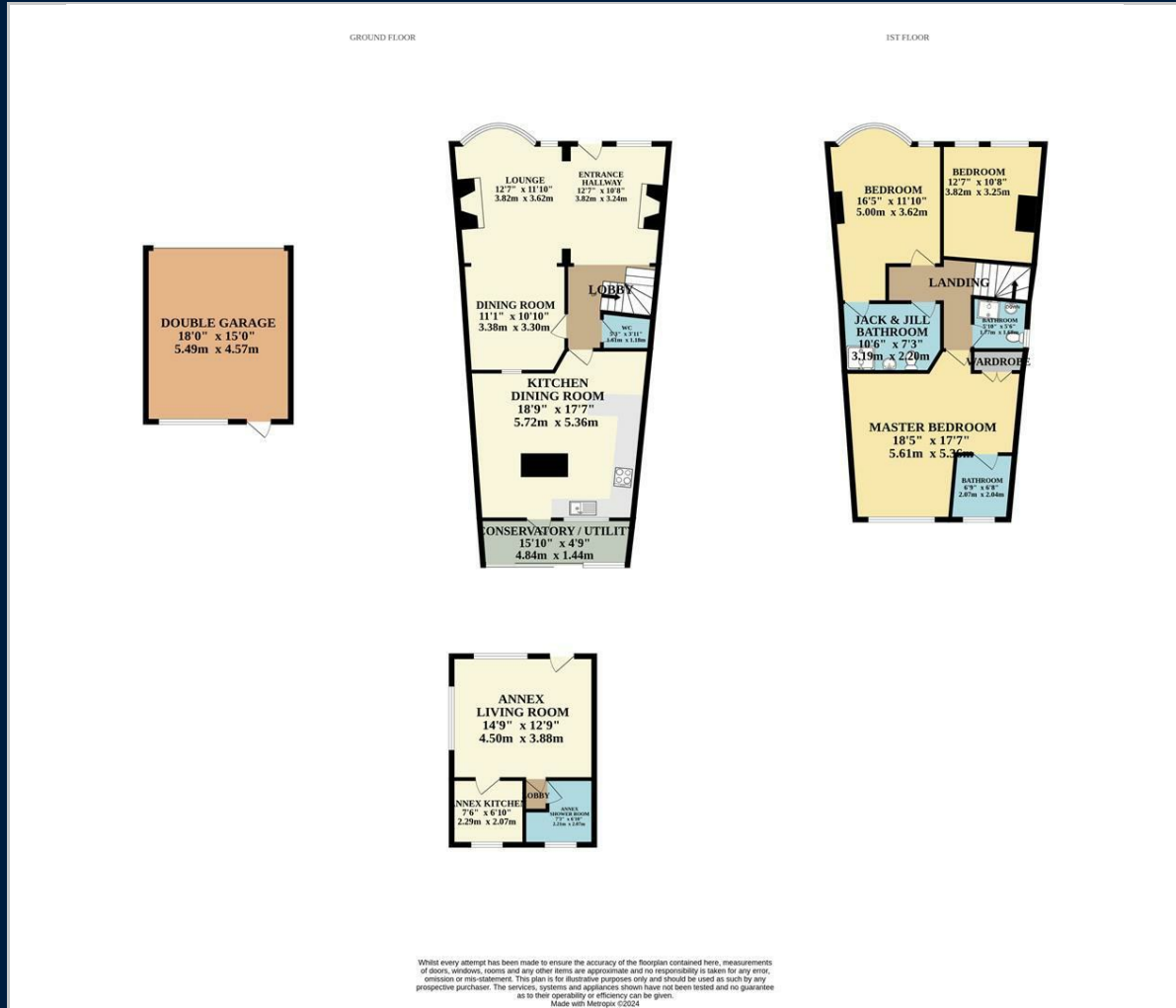
Wilmcote is a delightful small village, lying approximately three and a half miles north-west of Stratford-upon-Avon. It is a thriving village with a local shop, Country Inn, excellent junior and infant school and railway station.

Wilmcote is ideally placed for access to Stratford-upon-Avon, as well as the towns of Solihull, Warwick and Leamington Spa.

The village is surrounded by delightful Warwickshire countryside providing bridleways and countryside walks. The NEC, Birmingham International Airport and Railway Station, together with the M40, are also readily accessible.



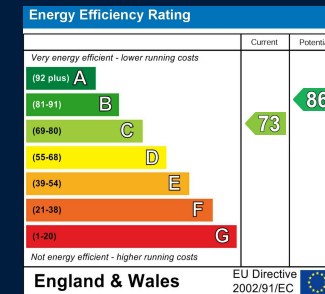
# Floor Plan



# Map



# Energy Performance



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