



Wimpstone ,
Stratford-upon-Avon, CV37 8NS

Jeremy
McGinn & Co 

Guide Price £450,000



Converted in the early 1990's to a residential dwelling, this unique and charming property boasts a highly versatile layout of character filled accommodation, spanning over two floors. With extensive living space, this home should appeal to buyers wishing to enjoy a more social lifestyle, that embraces open plan living.

In brief, the home offers; a generous living room with exposed ceiling beams, brick fireplace with open hearth, oak flooring throughout and window to side and an inner lobby providing access to the upper floor and guest WC. The heart of this home really is the impressive open plan, vaulted, family dining kitchen, flooded with light through multiple velux windows and glazing to the front. Zoned to provide formal dining, relaxed seating and a fully fitted kitchen, this space is the perfect environment to enjoy socialising whilst preparing meals.

An informal staircase rises to a mezzanine room, which could serve a multitude of uses such as storage or a potential bedroom (STNC). A personnel door then leads off the utility area to a single garage/workshop.

To the first floor, a central landing provides access to two double bedrooms, both enjoying en suite facilities and fitted wardrobes.

Externally, there is a terrace garden, with a substantial insulated garden studio providing extra



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accommodation to the main house, ideal for various hobbies, home office or workshop. There is parking for 2-3 cars within a gravelled forecourt.





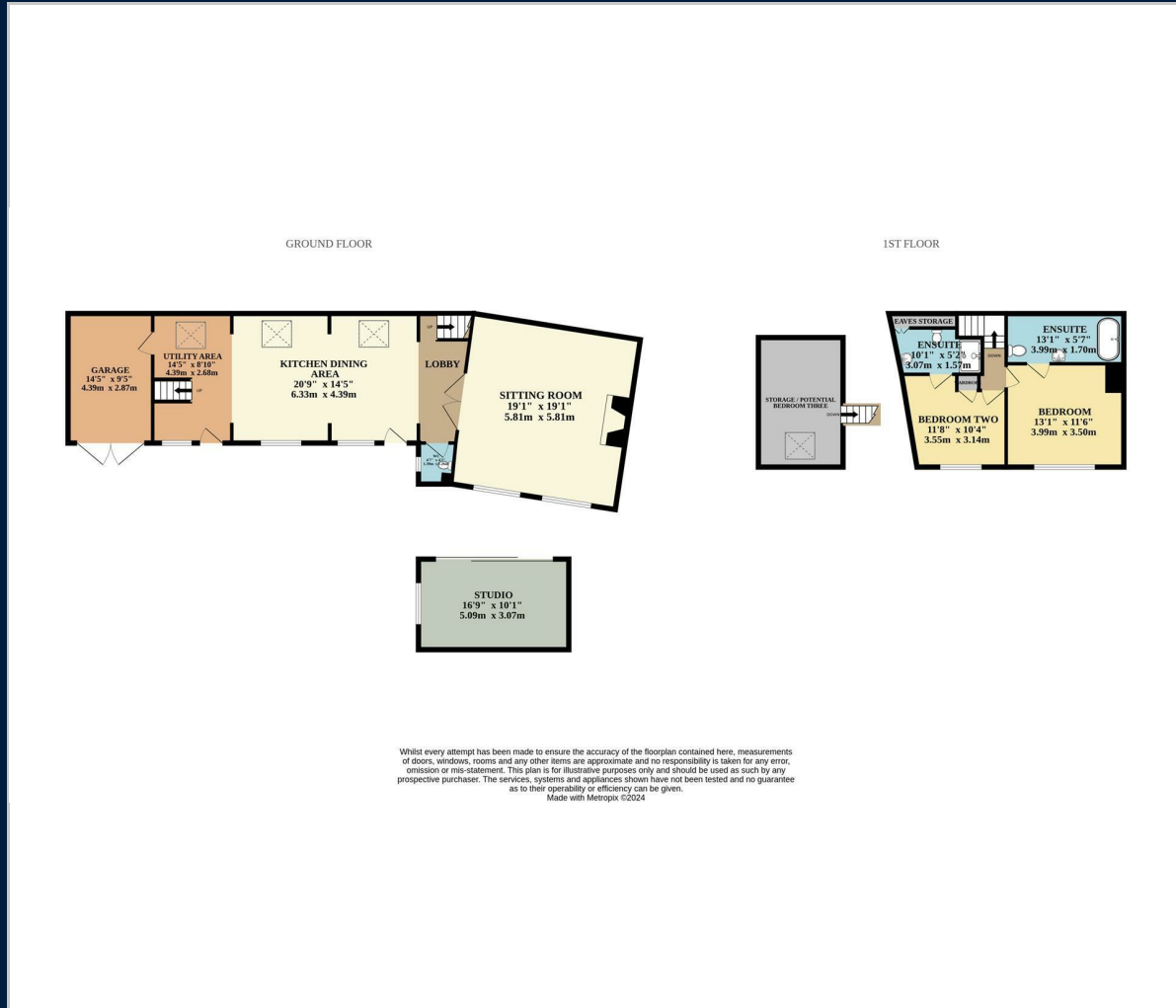
Tax Band: E

Council: Stratford District Council

Tenure: Freehold

Wimpstone is a charming hamlet on the borders of South Warwickshire and the North Cotswolds. It stands amidst some of England's most beautiful rolling countryside close to the River Stour and enjoys a peaceful and tranquil setting whilst being within easy reach of Stratford-upon-Avon with excellent shopping and cultural facilities. It is within easy commuting distance of Birmingham, the West Midlands and Moreton-in-Marsh offers an excellent main line rail service to London (Paddington). The M40 motorway some 15 miles distant at Warwick provides good road communications to the North and South of the country.

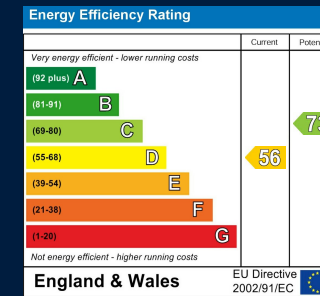
Floor Plan



Map



Energy Performance



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