



Jeremy

,
Dunnington, B49 5PA

Jeremy
McGinn & Co

Offers Over £700,000

3 3 2 E

A chance to acquire a charming detached cottage, originally forming part of the Ragley Estate, situated on the edge of Dunnington, within a short stroll from the popular Hillers farm shop & cafe and a short distance by car from Alcester and Stratford upon Avon.

Orchard Cottage offers a fantastic blend of beautiful character; with original wooden beams and inglenook fireplace, with the convenience of modern day living; benefitting from uPVC double glazing throughout, solar panels and EV charging.

Standing in a very private, rural and generous west-facing plot of approx. 0.48 acres of well-maintained gardens; with beautifully planted borders, extensive lawns and a vegetable garden, this would be the keen gardeners dream.

The internal accommodation has a cosy cottage feel throughout but benefits from further extensions to the original footprint to offer spacious ground floor reception space. Entered into a spacious hallway, there is a fantastic kitchen dining room, with a range of fitted units, breakfast island, integrated oven, microwave & dishwasher, induction hob, boiling tap and space for white goods. There is also plenty of space for a breakfast table in the snug area and a convenient ground floor WC off.

The Living Room benefits from double doors and leads into the Dining / Reading Room, further Sitting



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Room / Snug with inglenook fireplace, Study Area and a modern ground floor Shower Room. Due to the nature of the age of this property, there are two staircases within the cottage, leading to two separate parts of the first floor. Above the kitchen dining room, there is a double guest bedroom with eaves storage, fitted wardrobe and en-suite shower room, with rainfall shower, WC and sink. Above the 'original' cottage, there are two double bedrooms, with the Master offering a substantial dressing room, four-piece en-suite and incredible countryside views.

Outside to the front, there is further gardens, detached single garage and parking for up to 4 cars



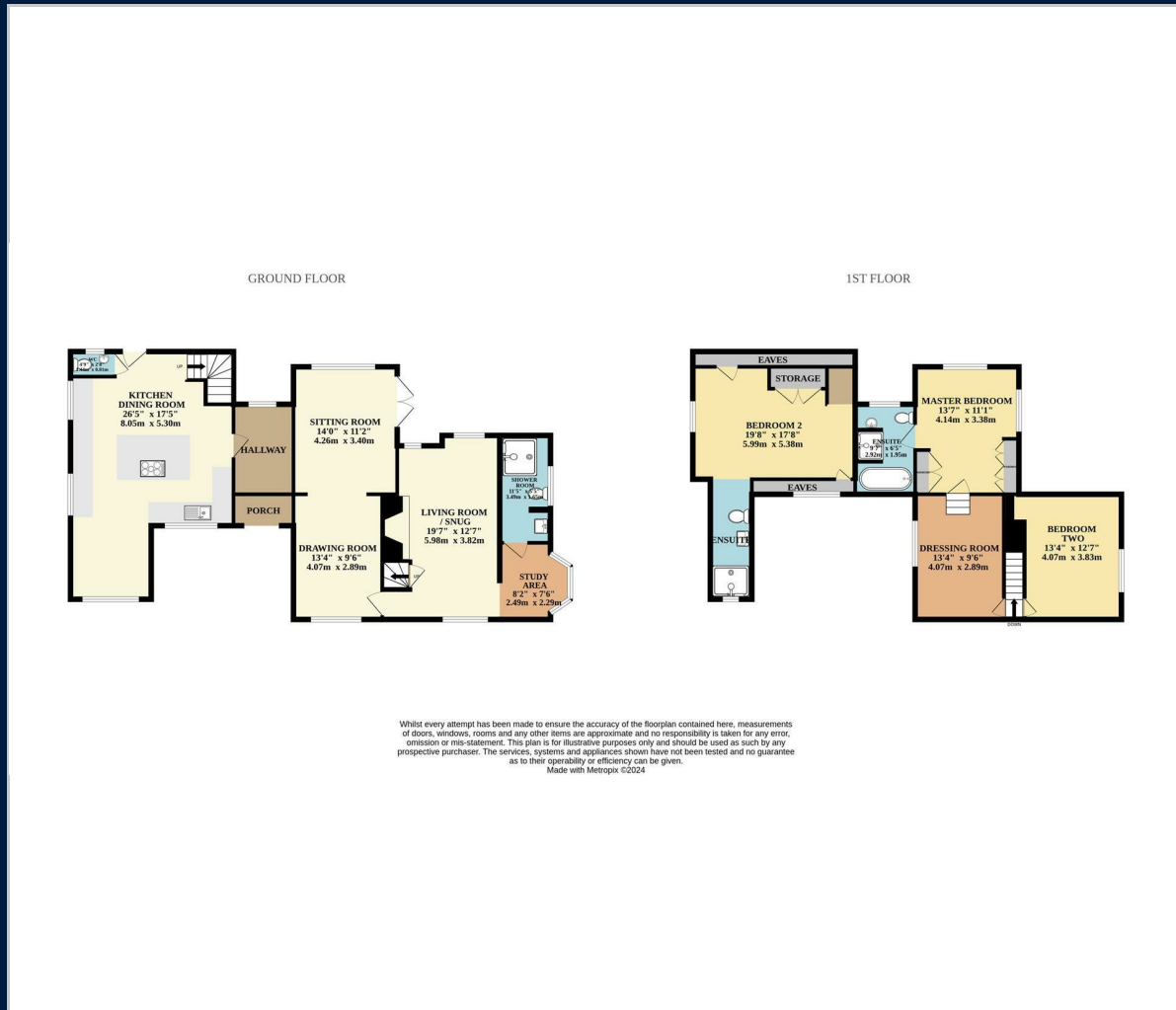


Tax Band: D

Council: Stratford District Council

Tenure: Freehold

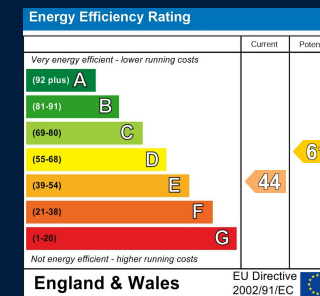
Floor Plan



Map



Energy Performance



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