



Aston Cantlow Road , Wilmcote
Stratford-upon-Avon, CV37 9XW

Guide Price £700,000



Positioned in the highly sought after village of Wilmcote famous for the location of Mary Arden's house, this delightful family home comprises a mature detached house, standing well back behind a deep frontage offering driveway parking for numerous vehicles.

Wilmcote is a quintessential English village, boasting an enviable range of amenities including a village shop, public house, primary school and Church, in addition to a railway station making this an ideal place from which to commute to Birmingham, Solihull or Warwick, whilst the canal towpath gives one the opportunity to walk into nearby Stratford upon Avon or Wootton Wawen.

79 Aston Cantlow Road has been subject to considerable re-modelling and extension to create a substantial and versatile family home, set within a sizeable and enviable plot, benefiting from gas central heating and recently replaced uPVC double glazing - Vestibule Porch, Reception Hall, Guest Cloaks/WC, Dining Room, Spacious Living Room, L-Shaped Kitchen Dining Family Room, separate Utility Room, Snug/Home Office, Garden Room / Conservatory, First Floor Landing, Three Good Sized Double Bedrooms, Fourth Single Bedroom & four-piece Family Bathroom.

To the rear of the property, there is a generous south-facing garden, which is laid mainly to lawn and benefits from a spacious terrace, offering excellent



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outside dining space together with a hot tub, making it the ideal space to relax and unwind. The plot in its entirety extends to over 0.25 acre and the two sheds are included in the sale.





Tax Band: D

Council: Stratford District Council

Tenure: Freehold

Stratford-Upon-Avon - Internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre attracts almost four million visitors a year. Stratford is also a prosperous riverside market town with fine restaurants and inns, a good choice of public and private schools and excellent sporting and recreational amenities.

Regular rail services to Birmingham make this an ideal place from which to commute whilst fast train services give access to London in a little over an hour from nearby Warwick Parkway. The M40 is with a 15 minute drive providing easy access to the excellent Midland motorway network along with Birmingham International Airport.

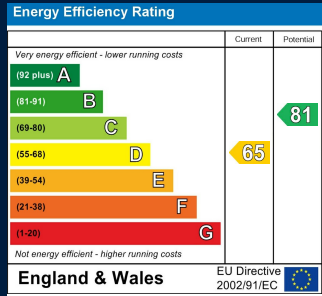
Floor Plan



Map



Energy Performance



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