



**Goose Lane , Lower Quinton**  
Stratford-upon-Avon, CV37 8SZ



# Guide Price £375,000



A chance to acquire a generously proportioned, mature semi-detached house, located in the popular village of Lower Quinton, between Stratford upon Avon & Mickleton. There are excellent amenities available within the village including a school, village store & post office, public house and medical centre, in addition to the further amenities at nearby Meon Vale. The village is surrounded by fabulous open countryside including the iconic Meon Hill, with The Cotswolds being within a short 15 minute drive.

Aldestrop comprises a fabulous family home, set well back from the lane behind a deep frontage providing parking for numerous vehicles. The accommodation benefits from uPVC double glazing and oil fired central heating and comprises - Reception Hall, Living Room with log burner, Dining Room, Extended Kitchen, Utility Room, First Floor Landing, Two Double Bedrooms, Further Single Bedroom & four piece Family Bathroom.

There is a DOUBLE garage to the side, with gated access leading to a generous mainly lawned rear garden offering plenty of scope for extension (subject to necessary consent).

The property is freehold and is offered for sale with the benefit of vacant possession.







Jeremy McGinn & Co



**Tax Band: C**

**Council:** Stratford on Avon 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.



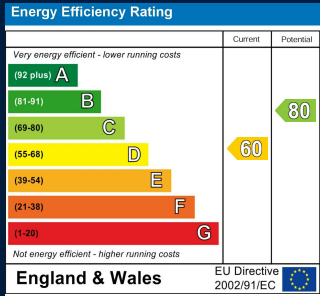
# Floor Plan



# Map



# Energy Performance



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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