



Dorsington Road , Pebworth

Stratford-upon-Avon, CV37 8XB

Jeremy
McGinn & Co 

Available at Guide Price £425,000



Nestled in the picturesque village of Pebworth, this delightful character property offers a perfect blend of contemporary living and traditional charm. With no onward chain, Ivy Cottage presents an excellent opportunity for those looking to settle in a tranquil yet vibrant community.

Internally, the property boasts an inviting Living Room with a central feature fireplace, a beautiful modern kitchen, which has been opened up on to the Dining Room / Sitting Room, and benefits from a range of wall and base units, space for white goods and plenty of space for a breakfast table. The rear lobby provides further storage space and gives access to a ground floor WC.

To the first floor, the three well-proportioned bedrooms offer comfortable accommodation, with the two larger rooms benefitting from fitted wardrobes. The bathroom has been modernised to offer a double walk-in shower, WC and sink unit.

Outside to the front, the cottage sits elevated above the lawned, well stocked fore-garden with a path leading to the front door and a path to the side of the house, giving access to the rear garden. The rear garden is well stocked with mature planting, a raised lawned area and steps leading to a seating area. Situated to the rear of the cottage, there is a single garage (en bloc with a neighbours garage), having up and over door, power and light and parking for two cars on the gravelled driveway in front of the garage.

We understand the property to be with the Pebworth Conservation Area.





Tax Band: E

Council: Wychavon District Council

Tenure: Freehold

Pebworth is a fabulous village with a strong community with many social events and clubs, a church, primary school, public house, village hall and recreation park. Daily amenities can be found in Mickleton, Long Marston, and Welford-on-Avon, with a broader range of shopping and recreational facilities in Stratford-upon-Avon, Chipping Campden and Bidford-on-Avon. Rail services at nearby Honeybourne give access to Worcester, Moreton-in-Marsh, Oxford and London Paddington direct and Stratford has a rail service to Birmingham. There is also a regular bus service from Pebworth to Stratford-upon-Avon. The M40 and M5 are also readily accessible to give access to the south and south-west. There are excellent schools in the area, including the much sought-after Chipping Campden High School, The Croft Prep School and Stratford-upon-Avon Grammar Schools, and the well-known Dean Close, ladies and boys schools in Cheltenham as the Royal Grammar School, Alice Ottley School and King's School in Worcester. There are race courses at Stratford-upon-Avon, Warwick and Cheltenham and golf at Welford-on-Avon, Stratford-upon-Avon and Broadway.

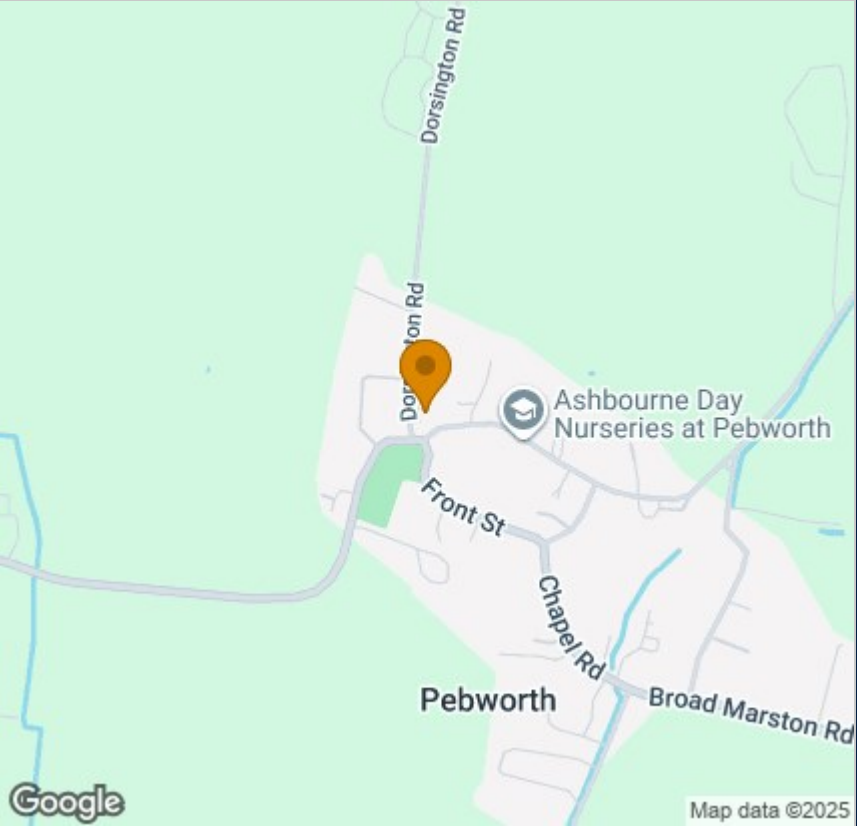
Floor Plan



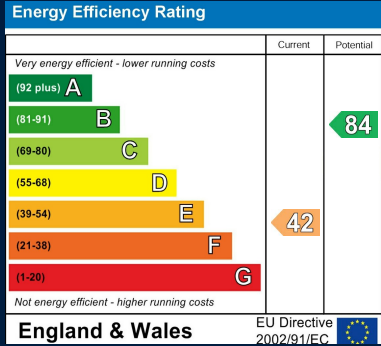
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Map



Energy Performance



Jeremy McGinn & Co