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The Cottages, Wolverton, Stratford-Upon-Avon

Price Guide
£1,200,000



This charming Grade II listed detached cottage is nestled within delightful gardens and an adjoining field, covering an area of just under 1.5 acres. This character property, dating back to around 1650, was originally comprised of four cottages and now offers adaptable family living spaces. Notable features of this property include a reception hall, guest cloakroom, sitting room, spacious dining room, dining kitchen, ground floor kitchenette, and shower room. The first floor features a landing bedroom, potential for five additional bedrooms, and a main bathroom. The property boasts extensive parking with a driveway at the side of the property, just off Wolverton Road, and a track approach with an electric gate that allows rear vehicular access to the surrounding land.

Location

Wolverton is a popular and attractive small village close to Claverdon

and Snitterfield and approximately 6.5 miles North of Stratford Upon Avon. It is also well-positioned for access to Warwick and Leamington Spa. The village is conveniently situated for access to the M40 Motorway at the Longbridge Intersection and 4 miles away.

Approach

Through the entrance door into:

Reception Hall

Quarry tiled floor, radiator, ceiling beam, built-in double door cloaks/storage cupboard, and fireplace recess houses the oil-fired boiler with double doors and a display mantel over. Opening to the Dining Kitchen and latched door to:

Spacious Dining Room

24'0" x 11'1" narrowing to 7'1" (7.33m x 3.40m narrowing to 2.16m)

The room features a projecting chimney breast and a recessed display hearth with a quarry-tiled floor, ceiling beams, and wall lights. There are two sealed unit double-glazed windows to the front and side aspects, two radiators and a solid latched casement door that provides access to the gardens A secondary staircase rises to the landing bedroom and a further door to:

Kitchenette

9'11" x 5'2" (3.04m x 1.60m)

Base and eye level units, worktop with inset sink, radiator, window to rear aspect. Opening to:

Lobby

With window and a latched door to:





Ground Floor Shower Room

White suite comprising WC, pedestal wash hand basin, tiled shower enclosure with a Triton shower system and glass shower screen. Heated towel rail, extractor fan, shaver point and sealed unit double-glazed window.

Dining Kitchen

Kitchen Area

12'8" x 12'2" (3.88m x 3.73m)

The rooms are divided by a central chimney breast, featuring an original cast iron stove on one side and a solid fuel Rayburn on the other. The kitchen includes an attractive range of base and eye level units, marble worktops and upturns, a ceramic sink unit with a mixer tap and rinse bowl, and a Leisure Cookmaster range-style cooker with a ceramic hob. There is also space and plumbing for a washing

machine and dishwasher, ceiling beams, two radiators, space for an American-style fridge/freezer, wall lights, and windows to the front and rear aspects. Opening to:

Reception Area

14'0" x 11'4" (4.28m x 3.46m)

Which is the second entrance, wall light, with the first of the two staircases rising to a split-level Landing, and a latched door to the Cloakroom and a multi-paned door leads through to the :

Cloakroom

Having a modern white suite comprising a WC with a concealed cistern, wash basin with cupboard under and complementary tiled splashbacks.

Sitting Room

15'9" x 13'3" (4.81m x 4.04m)

Ceiling beams, radiator, wall lights, and windows overlook the gardens.

Split level landing

On the right, the smaller landing has a radiator, a part-angled ceiling incorporating a roof light, and latched doors that allow access to the main bathroom and a bedroom.

Main Bathroom

White suite comprising "P" shaped bath with shower system over and curved shower screen. WC, pedestal wash hand basin, combined radiator/towel rail, shaver point, tiled splashbacks and a sealed unit double-glazed Dormer window.





Study/Bedroom

13'3" x 11'6" (4.06m x 3.52m)

Exposed roof truss, radiator, seal unit double glazed windows to side and rear aspects. Latched door to storage cupboard.

Main Landing

On the left, is the main landing area with exposed timbers and a part-angled ceiling, which incorporates two double-glazed roof lights.

Latched doors lead to:

Bedroom

12'1" x 9'8" (3.70m x 2.97m)

Exposed wall beams, radiator, built-in Airing Cupboard housing the lagged hot water cylinder and a sealed unit double glazed Dormer window to front aspect.

Bedroom

11'6" x 10'0" (3.52m x 3.07m)

Radiator, vanity area with knee hole space and hanging rail space to either side, sealed unit double glazed Dormer window to front aspect and an Interconnecting natural wood door leads through to:

Bedroom

11'5" x 11'4" (3.50m x 3.46m)

Radiator, sealed unit double glazed window to front aspect, built-in wardrobe providing hanging rail space and shelf over and an interconnecting door to:

Landing Bedroom

12'4" x 11'3" (3.76m x 3.44m)

Which is also approached from the Dining Room staircase, With a radiator, a sealed unit double glazed window and Latched doors to:

Bedroom

13'11" x 10'10" (4.26m x 3.31m)

Radiator, ceiling light point and a sealed unit double glazed window overlooking the side and driveway.

Outside

The property offers excellent parking facilities with a stoned driveway on the side, accessed from Wolverton Road. The side area features a section of lawn with a picket fence, a stone pathway providing access to the property, and beautiful cottage-style gardens.

Formal Gardens

The property features well-maintained gardens with mostly lawns and nicely planted flower beds and borders at the front. There is an attractive blue brick pathway that stretches across the entire width



of the cottage, providing access to various seating areas. Adjacent to the main seating area is a charming outdoor garden room called "The Bar," plus four brick-built outbuildings for garden and storage use. These outbuildings have pitched tiled roofs, power and light, and solid latched doors. From the garden, a pedestrian gate leads to the adjoining field.

Garden Room

16'7" x 10'4" (5.07m x 3.16m)

Which is off-brick and tiled construction. It has a high apex ceiling with exposed timbers, brick flooring, natural light windows and casement doors. One of the doors has sealed unit full-height screens and offers views and access to the field.

Adjoining Field

Which is a particular feature of the property and benefits from vehicular access via a track with an electric-operated gate. The track extends into the field with a parking area in front of a useful storage shelter, with a compost area behind. There is a water supply and a pond in the far right-hand corner, plus a good number of mature apple trees.

Listed Building Consent

For a single-storey side/rear extension to the existing cottage and the conversion of two existing outbuildings to a games room and a garden room respectively. SDC application ref: 18/00310/LBC

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected to the property excluding gas. NB We have not tested the heating, domestic hot water system, kitchen appliances, or other services, and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own inquiries.

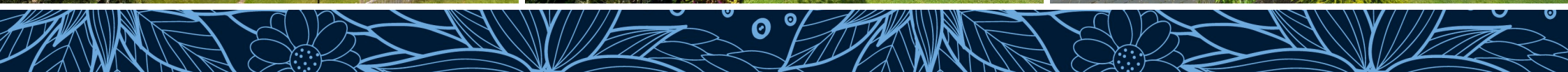
Council Tax

The property is in Council Tax Band "F" - Stratford upon Avon District Council

Postcode

CV37 0HE







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