



# HOLLY COTTAGE

Langley, Warwickshire



## A CHARMING VILLAGE HOME WITH POTENTIAL

Offering versatile accommodation ideal for family living, complemented by a generous garden and paddock to the rear.



Local Authority: Stratford-on-Avon District Council

Council Tax band: F

Tenure: Freehold

Services: Mains water and electricity are connected to the property, LPG central heating, septic tank drainage system. Broadband.



## SITUATION

Located just six miles north of historic Stratford-upon-Avon, Langley is a highly desirable village offering the perfect balance of countryside living and excellent connectivity. Stratford-upon-Avon, the region's vibrant cultural centre and home to the Royal Shakespeare Company, provides a superb range of shopping, dining, and leisure facilities.

The area is also renowned for its outstanding selection of schools, including King Edward VI Grammar School for Boys and Shotton Grammar School for Girls in Stratford, while commuters benefit from easy access to the M40 and direct rail services to London and Birmingham from nearby Warwick Parkway. Leisure opportunities abound, with local racecourses and a variety of golf courses close at hand.





## THE PROPERTY

Holly Cottage is a delightful home, beautifully located within this highly sought-after village setting. Offering a generous and versatile range of accommodation, the property is ideal for family living while also presenting excellent scope for further enhancement and personalisation.

The ground floor is particularly well arranged, featuring a selection of spacious reception rooms. These include an elegant drawing room with a feature fireplace, a comfortable sitting room, and a stunning garden room with double doors opening directly onto the rear garden. The garden room flows seamlessly from the kitchen/breakfast room, creating an ideal hub for modern family life and entertaining. Further ground floor accommodation includes a dedicated home study, a practical utility room, and a cloakroom.

Upstairs, the property continues to impress with a well-proportioned principal bedroom benefitting from an en suite shower room, alongside three further bedrooms and a family bathroom.

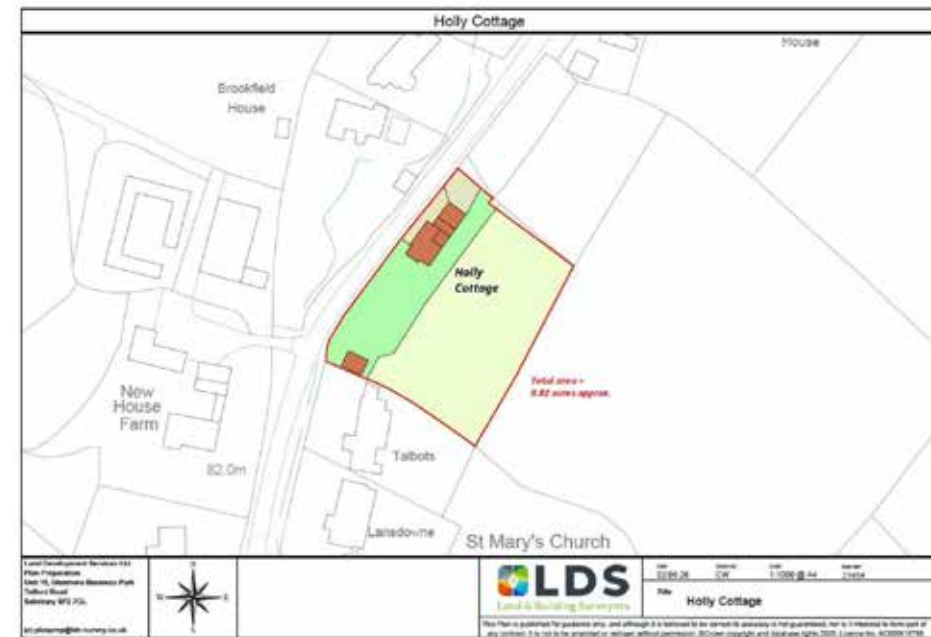


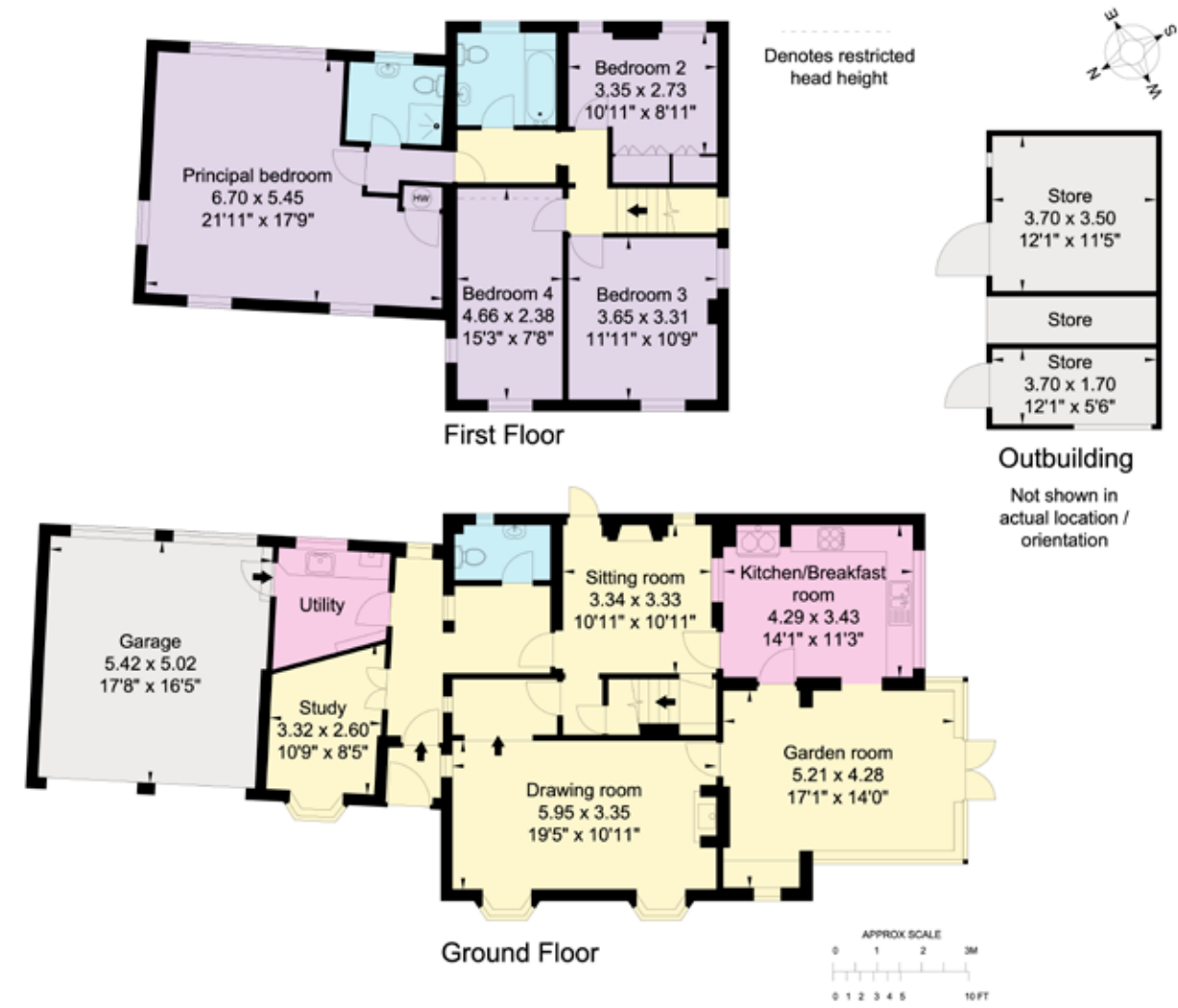


## OUTSIDE

Externally, Holly Cottage is equally appealing. A generous driveway provides ample parking for several vehicles and gives access to the garaging. The delightful south-facing formal gardens are a standout feature, offering a high degree of privacy, with mature screened hedging to the boundaries. The gardens are predominantly laid to lawn and include a sun terrace, ideal for outdoor dining, with a pathway leading through to the stable area and paddock beyond.

For equestrian purchasers, the property is exceptionally well suited, with a paddock and two loose boxes/stores, complemented by a separate gated entrance from the road, ensuring convenient and independent access.





**Holly Cottage  
Langley**

APPROXIMATE GROSS INTERNAL FLOOR AREA:  
 House: 196 sq m (2,111 sq ft)  
 Garage/Outbuilding: 51 sq m (550 sq ft)  
 Total: 247 sq m (2,661 sq ft)  
 inc. restricted head height  
 © Cotswold Plans Ltd. ma/16523

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.



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Date: 05 June 2026  
Our reference: STR012687145

## Holly Cottage, Langley, Stratford-upon-Avon, CV37 0HN

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £875,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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V4.3 Sep 24