



FOR STARTERS



OFFERS IN EXCESS OF
£425,000

MAIN COURSE

Charming Two-Bedroom Semi-Detached Cottage Near Alveston - A Private Countryside Haven

Nestled just outside the picturesque village of Alveston, this beautifully presented two-bedroom semi-detached cottage offers the perfect blend of character, modern living, and countryside tranquillity. Set on a fantastic plot, this home provides a stunning retreat within walking distance of the renowned Baraset Barn restaurant and with easy access to the motorway network and Stratford-upon-Avon.

Approached via a generous driveway providing ample parking for multiple vehicles, the property immediately sets the tone for what's to come, a home that combines thoughtful design, space, and comfort. Step inside and you're greeted by a bright and welcoming central hallway, featuring an attractive staircase that serves as the focal point of the room. To one side lies a delightful dining area, complete with a walk-in bay window, a charming feature fireplace, and impressively high ceilings that enhance the sense of space and light. There's also a useful under-stairs storage cupboard and a modern downstairs WC, which cleverly incorporates space for a washing machine.

The extended living room is truly the heart of this home - a stunning, spacious room with a vaulted ceiling, inset gas living-flame feature fire, and large glass panels that flood the space with natural light. Expansive sliding doors open directly onto the garden, creating a connection between indoor and outdoor living and offering breathtaking views over open countryside. This room is perfect for both relaxing and entertaining.

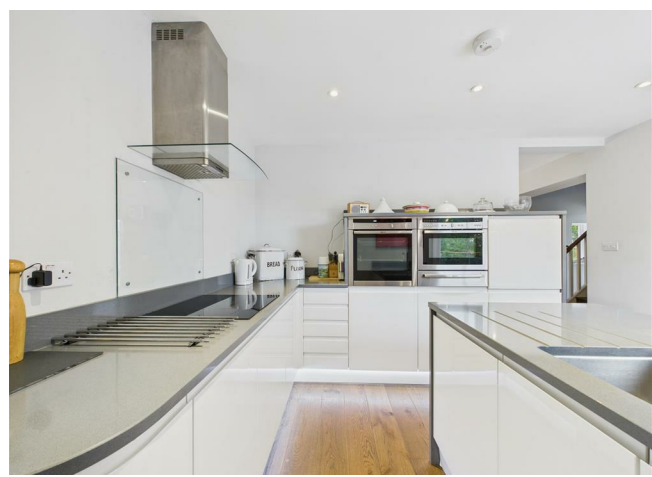
The kitchen/breakfast room, located towards the rear, is modern and well-equipped, flowing through to a pantry and then into an additional extension, currently used as a home office. This versatile space offers excellent potential for further development (STPP), with the possibility to create a larger open-plan kitchen/dining/family room if desired. Like the living room, it also enjoys doors to the garden and far-reaching views.



Upstairs continues to impress, offering two generous double bedrooms, one benefiting from built-in storage. The main bathroom has been beautifully modernised, featuring a freestanding bath, walk-in shower, and tasteful finishes – all complemented by stunning countryside views from the rear aspect.

The rear garden is a real highlight, extending to just under 0.2 of an acre and designed to make the most of its rural setting. A large patio area with a water feature provides the perfect spot for outdoor dining and relaxation, while the garden itself offers multiple seating areas and hidden nooks, surrounded by greenery and open views. It's an idyllic space to unwind and enjoy the peace and tranquility of the countryside.

This unique cottage combines character features, modern extensions, and outstanding outdoor space in a superb location. With its proximity to Alveston, Baraset Barn, and Stratford-upon-Avon, as well as easy access to major transport routes, it's an exceptional opportunity not to be missed.



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - D



EPC
Band - TBC



North West Facing



Mains Electric,
Water, Oil



Oil powered central
heating:
Underfloor(ground) &
Radiators (first floor)



Stratford High

WHY NOT TAKE
A LOOK INSIDE?
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Approximate total area⁽¹⁾
 1129 ft²
 104.9 m²

Reduced headroom
 14 ft²
 1.3 m²

(1) Excluding balconies and terraces.

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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