

## 2 Bedroom Cottage for Sale - £375,000

Banbury Rd, Stratford upon Avon, Warwickshire, CV37 7HT



### KEY FEATURES

- Character Cottage • NO ONWARD CHAIN • 2 Bedrooms • Off Road Parking for Several Vehicles • Garden Office • Immaculately Presented • Short Walk to Town Centre • Newly Fitted Shower Room • Wood-Burning Stove • Very Large South Facing Front Garden

## Description

Within easy walking distance of Stratford-upon-Avon town centre, this two-bedroom home has plenty of character, together with a surprisingly generous garden, parking for several cars and a separate garden room. NO ONWARD CHAIN.

A porch opens into the lounge/dining room, where exposed beams, brick detailing and a wood-burning stove give the room plenty of character. There is ample space for both seating and dining areas, with the staircase rising to the first floor.

The kitchen is fitted with a good range of Shaker-style units with wooden work surfaces and tiled flooring, together with built-in appliances. A door leads directly out to the rear courtyard garden and there is also useful storage beneath the stairs.

Upstairs are two bedrooms, with the principal bedroom having built-in wardrobes and further exposed beams. The second bedroom works well as a single bedroom, home office or occasional room. Completing the first floor is a newly fitted shower room, with a large walk-in shower and contemporary fittings.

Outside is a real feature of the property. The front garden is unusually generous for a two-bedroom home so close to the centre of Stratford, with gravelled and paved areas providing plenty of space for seating and outdoor dining, alongside established planting. At the far end is a substantial garden room, currently used as an additional sitting/hobby space but equally well suited to working from home. There is also a separate garden shed.

Beyond the gated garden is a large gravelled parking area with space for several vehicles.

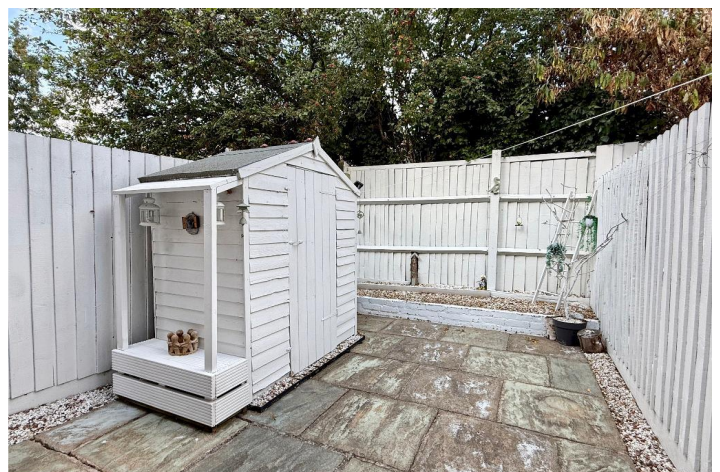
The property is particularly well placed for Stratford-upon-Avon town centre, which can be easily reached on foot and offers an excellent range of independent and high street shops, cafés, restaurants and leisure facilities. The Royal Shakespeare Theatre, River Avon and Stratford's many cultural and historic attractions are also within easy reach.

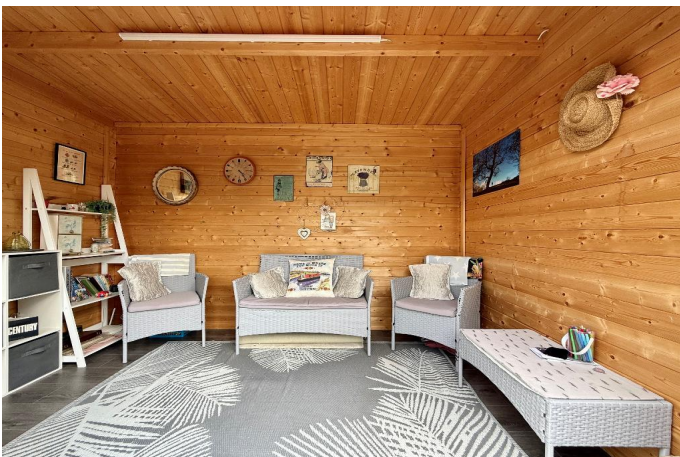
With its combination of character, outside space, generous parking and proximity to the town centre, the property could work equally well as a permanent home, second home or holiday let, subject to any necessary consents.

## Additional Information

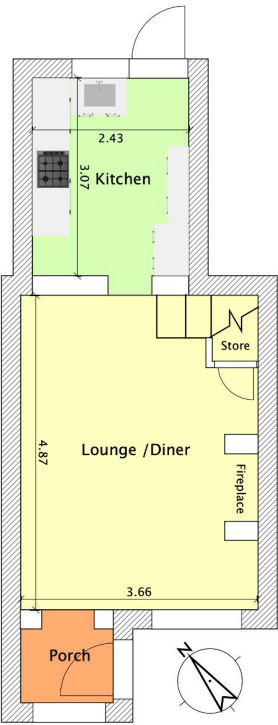
We are informed by the vendor that the property is freehold and benefits from mains gas, electricity and drainage. All information should be checked by your solicitor prior to exchange of contracts.

Council Tax Band C with Stratford-on-Avon District Council.





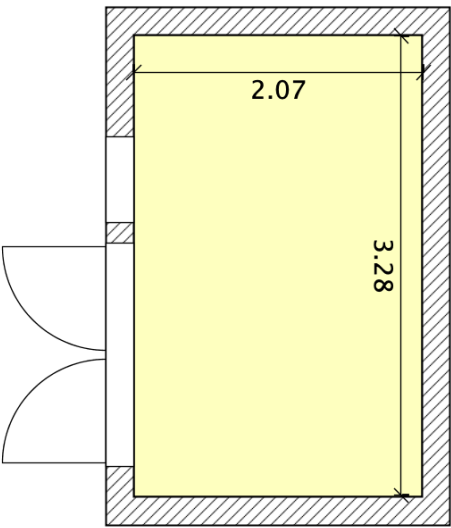




Indicative floor plans for illustration purposes only  
Approximate gross Internal Floor Area 555 ft2  
**GROUND FLOOR**



Indicative floor plans for illustration purposes only  
**FIRST FLOOR**



Indicative floor plans for illustration purposes only

**GARDEN STUDIO**

| Energy Efficiency Rating |               |         |           |
|--------------------------|---------------|---------|-----------|
| Score                    | Energy rating | Current | Potential |
| 92+                      | A             |         |           |
| 81-91                    | B             |         | 90   B    |
| 69-80                    | C             |         |           |
| 55-68                    | D             | 57   D  |           |
| 39-54                    | E             |         |           |
| 21-38                    | F             |         |           |
| 1-20                     | G             |         |           |