



Ivy Cottage  
Iron Cross | Salford Priors | Evesham | Worcestershire | WR11 8SH

# IVY COTTAGE



*A substantial detached period cottage with panoramic views and a versatile floor plan allowing for two further annexes. Beautifully presented with four living rooms, modern kitchen, utility room, three double bedroom's, one single, two en suites, family bathroom, dressing room and cloakroom. Professionally designed garden, ample parking, double garage and chain free.*



# KEY FEATURES

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## Ground Floor

Ivy Cottage is a beautifully presented spacious cottage that retains all the period features whilst offering a modern and sophisticated lifestyle. Throughout the cottage you will find cast iron radiators, exposed beams, wooden doors and either tiled, carpet or wooden flooring. The front door leads into the reception hall with some exposed brick walls, underfloor heating and part open panelling into the dining room. The sitting room and snug spans from the front to the rear of the property with dual aspect windows one end and patio doors the other. The focal point in the room is the large inglenook fireplace with a wood burner set on a stone hearth and wooden lintel over. This room is well proportioned and offers lovely living and entertaining space that opens out to one of several patio areas. The spacious dining room has wonderful views of the fields and countryside and opens into a modern kitchen. The kitchen has ample storage, electric Aga, induction hob, electric oven, integrated appliances, double Belfast sink and island. The utility room has further storage, Belfast sink, washing machine, tumble dryer and a set of patio doors leading to the rear garden. The family lounge is exceptionally spacious with a large inglenook fireplace, wooden lintel over an multi burner. There is a window and a set of patio doors to the front garden with a further window facing the rear garden. A staircase leads up to one double bedroom with an en suite. This part of the house could easily be used as a separate annex or holiday cottage if required. There is an additional cloakroom off the hall with a W.C and Basin.









# SELLER INSIGHT

“ We have loved living at Ivy Cottage for the past eight years, and from the moment we first arrived, we knew it was somewhere truly special. We were immediately drawn to the peaceful rural setting, perfectly positioned near Alcester, Evesham and the beautiful Cotswolds, but it was the stunning garden, sunny rear aspect and uninterrupted countryside views that completely captured our hearts.

Over the years, we have carefully enhanced the outdoor space, creating a relaxing and welcoming environment for both family life and entertaining. One of our favourite ways to unwind has always been sitting in the hot tub, watching the sun set across the fields behind the house. The rear garden has been fully redesigned and landscaped with lighting and power points, making it a wonderful place to spend time throughout the year. We especially love sitting by the summer house at the top of the garden, where we can admire both the garden and the beautiful view back towards the house.

Inside, the house has always felt warm, versatile and incredibly homely. We particularly love the two cosy living rooms, especially during the winter months and at Christmas time, when the fires are lit and the whole house feels truly magical. Christmas at Ivy Cottage has given us some of our happiest family memories. The spacious kitchen, centred around the Aga, has also been at the heart of daily life and family gatherings.

One of our favourite daily rituals has been enjoying a morning coffee on the balcony while watching the deer grazing in the neighbouring fields. Throughout the seasons we regularly see deer, hares and pheasants in the surrounding countryside, which gives the property such a peaceful and special atmosphere.

The house has also been wonderful for entertaining family and friends. There is plenty of outdoor space for summer gatherings and garden parties, and the generous parking has always made hosting easy, with space for several cars across both driveways. Every year we have hosted garden parties to watch the Midlands Air Show from nearby Ragley Hall, which has become a much-loved tradition.

The sense of community here has also been incredibly important to us. Salford Priors is a welcoming village with a post office, village hall, parish church and excellent local schools, including Alcester Grammar School nearby. We have loved having two farm shops and cafés within easy reach, along with the charming town of Alcester, which offers lovely coffee shops, independent businesses and a fantastic international food festival every May. The surrounding countryside is perfect for walking too, with many public footpaths to explore.

We have made several improvements to the home during our time here, including the landscaped rear garden and fitted Hammonds wardrobes, all helping to enhance both the comfort and practicality of the property.

More than anything, Ivy Cottage has been far more than simply a house to us it has been a much-loved family home filled with unforgettable memories. As we prepare to leave, we know we will miss the breathtaking views, cosy winter evenings by the fire, magical Christmases, the wonderful wildlife and our lovely neighbours most of all.\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









# KEY FEATURES

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## First Floor

There are two staircases leading up to the first floor. One is off the family room and the other from the hall. Leading up from the family living room, is a double bedroom with a separate dressing room, further built in storage and charming views of the countryside. The en suite has a bath built into a tiled surround with a basin and W.C. The main staircase from the hall leads up to a landing area with two double bedrooms and a single that is being used as a dressing room with plenty of built in storage. The master bedroom is well proportioned with plenty of built in storage and a set of balcony doors that open onto a large balcony with panoramic views of the surrounding countryside. The en suite equally enjoys incredible views, is beautifully presented with a rain head shower, traditional W.C. and basin set into a vanity storage unit. There is a further walk in dressing room that leads off from the en suite. The family bathroom has striking floor and wall tiles a rain head shower over the bath, traditional W.C and basin set into a large vanity unit.









# KEY FEATURES

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## Outside

A set of electric gates leads onto a gravel drive with ample parking. The garden, that has been designed by a professional architect, wraps around Ivy cottage and is laid out into a storey of areas maximizing all aspects of the garden particularly the stunning countryside views. The garden is laid mainly to lawn with plenty of flower beds, mature trees and shrubs. Several different patio areas are designed either for entertaining or sunbathing with feature lighting and electric sockets. Other features include a garden house, sculpted water features and additional garden storage. At the rear of the garden another set of double gates opens onto a gravel drive with a double garage and room above. Subject to necessary consent this whole area would convert into a separate cottage if required.









# LOCATION

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Iron Cross is a desirable hamlet on the edge of Salford Priors which is an attractive village situated equidistant between the larger towns of Stratford upon Avon, Evesham and Redditch with Bidford on Avon and Alcester less than 2 miles away. The village has a church, village shop with post office, a primary school, several active community groups and the very popular country pub - The Bell.

Alcester is a picturesque and ancient Roman town with the River Arrow running through. There is a variety of independent local shops as well as a Waitrose, sporting, social and cultural facilities. There is an excellent choice of secondary schools, the grammar and two academies.

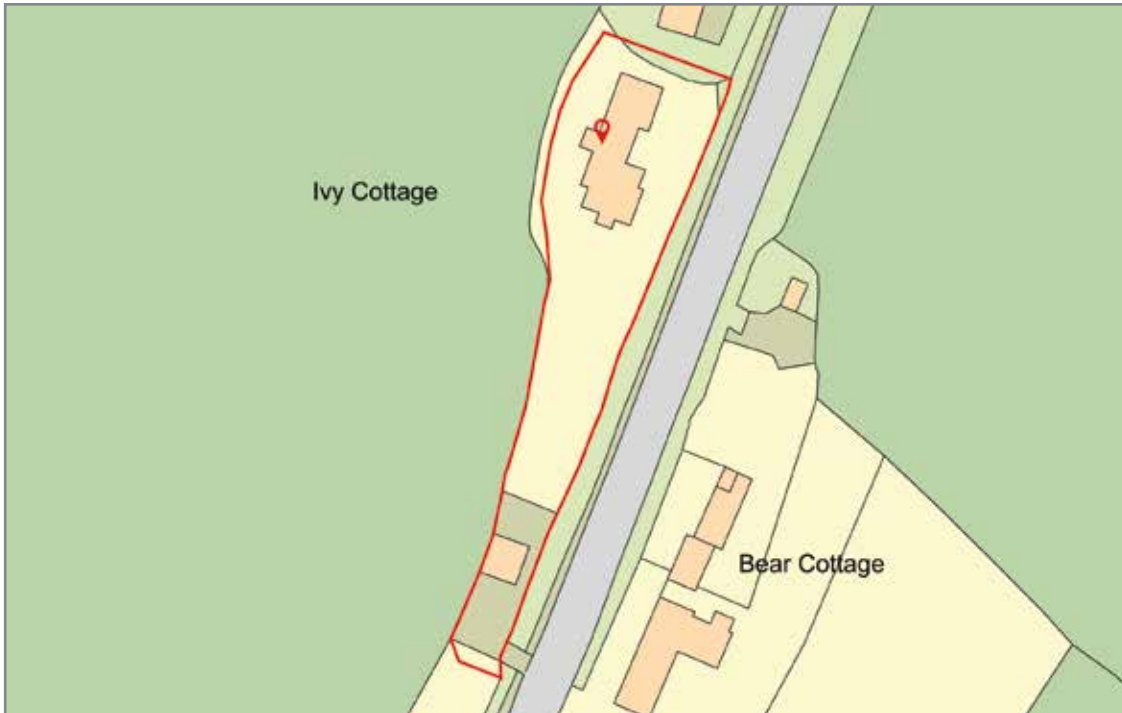
Evesham is an historic riverside market town with excellent boating and marina facilities as well as several leisure activities available in the area including, rowing, tennis, etc. The beautiful riverside town boasts a wealth of pubs, restaurants and shops.

Stratford-upon-Avon is internationally famous through being the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre attracting almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town. There are numerous fine restaurants, inns, bars and coffee shops. There is a good choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, swimming pool and leisure centre.

There are excellent transportation links with the M40 both North to Birmingham and South to London. Birmingham International airport is under 30 minutes. Cheltenham and Worcester are less than 25 minutes' drive time. There is a direct line train service to London from Evesham, Honeybourne, Stratford, Leamington and Warwick Parkway. The Cotswolds are within striking distance of the Village

# INFORMATION

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## Services

The property is connected to mains electricity, water and drainage with oil fired heating. The property is Freehold.

## Local Authority

Wychavon District Council

## Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01789 332600.

## Website

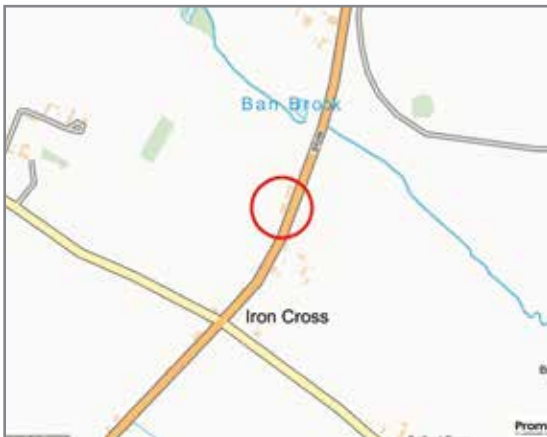
For more information visit [www.fineandcountry.com/uk/stratford-upon-avon](http://www.fineandcountry.com/uk/stratford-upon-avon)

## Opening Hours:

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	Appointments by arrangement

## Directions

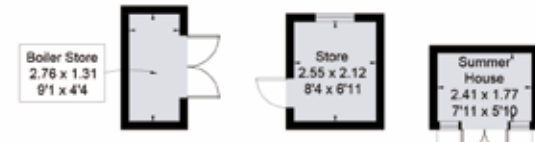
The postcode for the property is WR11 8SH



Approximate Floor Area = 211.1 sq m / 2272 sq ft  
 Garage = 47.7 sq m / 513 sq ft  
 Outbuildings = 13.1 sq m / 141 sq ft  
 Total = 271.9 sq m / 2926 sq ft



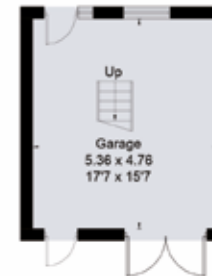
First Floor



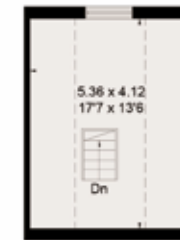
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Ground Floor



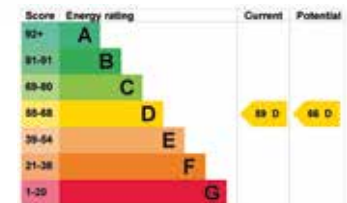
Garage - Ground Floor  
(Not Shown In Actual Location / Orientation)



Garage - First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #96444



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed 05.02.2026





# FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things  
that make a home*



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## CLARE REEVES

PARTNER AGENT

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Over the years I have developed my own property portfolio and have a wealth of knowledge and experience in the property market. One of the areas that I specialize in is properties that have been or are currently on the market and have not sold. Using a very energetic and proactive approach, combining years of marketing and sales skills I have an extremely successful track record with 4 out of 5 houses selling in under the average time.

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