



Connells

Willicote Pastures
Stratford-Upon-Avon

Willicote Pastures Stratford-Upon-Avon CV37 8JU

for sale offers over
£325,000



Property Description

Nestled on the popular Willicote Pastures development and located nearby to the sought-after village of Clifford Chambers, this charming two-bedroom cottage-style home offers a wonderful blend of character and modern-day comfort. Beautifully presented throughout, the property provides well-proportioned accommodation, making it an ideal purchase for first-time buyers, downsizers, or those seeking a picturesque village lifestyle.

The ground floor features a welcoming living space and a well-appointed kitchen, while upstairs offers two good-sized bedrooms and a family bathroom. The principal bedroom further benefits from its own en-suite shower room, providing added convenience. The property enjoys a warm and inviting feel throughout, with attractive cottage-style features adding to its appeal.

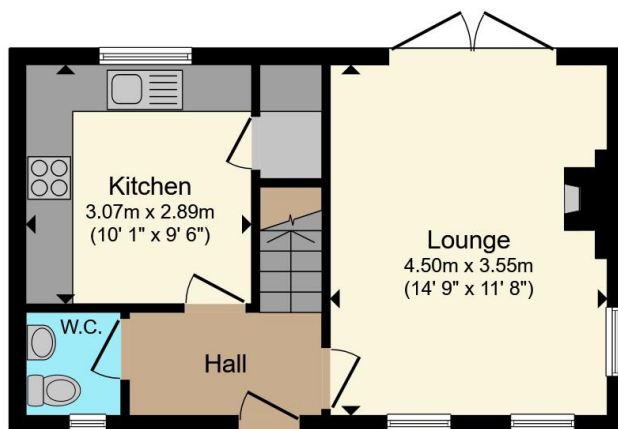
Externally, the home benefits from a south-facing garden enjoying open views over neighbouring farmland, creating the perfect space to relax, entertain and enjoy the surrounding countryside. The property also has access to attractive communal gardens, including a private area for the exclusive use of the property.

Residents benefit from a peaceful setting whilst remaining within easy reach of Stratford-upon-Avon, local amenities, transport links and countryside walks. The nearby village of Clifford Chambers adds to the appeal, offering a highly desirable village atmosphere alongside excellent accessibility.

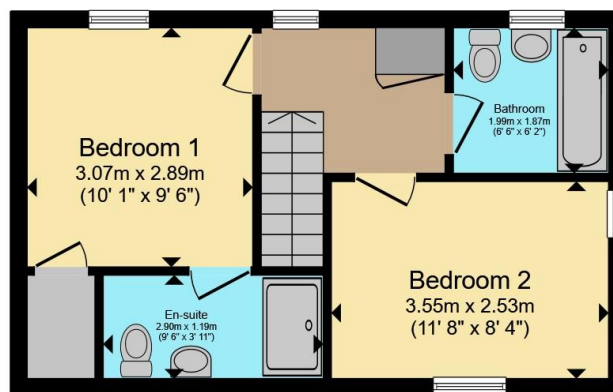
Buyers Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor



First Floor

Total floor area 83.0 m² (893 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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11B Meer Street
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EPC Rating: C Council Tax
 Band: C

view this property online connells.co.uk/Property/STR108999

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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