



3 Bed Country Cottage

1 Black Hill Cottage
Black Hill
Stratford-Upon-Avon
CV37 0PB


MARGETTS
ESTABLISHED 1806

Price Guide £750,000

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A charming and full of character period home, located in a peaceful setting, down a private, no through road. Stunning field views, and only a few minutes from Stratford-upon-Avon and the M40. Set in a 0.2 acre plot, with a pergola, raised lawn and benefitting from a workshop/garden office.

ENTRANCE PORCH

with tiled floor, and double glazed window to the side.

RECEPTION HALL

with tiled floor, and column radiator.

KITCHEN/BREAKFAST/FAMILY ROOM

23'6" max x 20'6" max

with tile flooring, large doors to patio area in garden, original fireplace, wall cabinets and eye level cabinets, island with cupboards, integrated fridge/freezer, double oven and electric hob, one and a half sink with mixer tap.

DINING ROOM

12'5" x 16'5"

with tile flooring, radiators, two double glazed patio doors to rear garden and double glazed window to the side.

LIVING ROOM

12'11" x 13'8"

with tile flooring, radiator, double glazed window to the front and log fireplace.

UTILITY ROOM

with radiator, space for washing machine and dishwasher, double glazed side door and window.

CLOAKROOM

with wc, wash hand basin, double glazed window, cupboard and half height tiling.

LANDING

with double glazed window to the rear.

BEDROOM ONE

12'5" x 12'6"

with radiator, 2 velux sky lights, double glazed windows to side and front.

ENSUITE SHOWER ROOM

with shower, wc, wash hand basin, tiled floor, extractor fan, towel rail and tiling to half height.

BEDROOM TWO

13'0" x 9'10"

with radiator, double glazed window to the side and access to the loft.

BEDROOM THREE

9'11" x 13'10"

with radiator, double glazed window to the side and fitted wardrobes.



FAMILY BATHROOM

with tiled floor, extractor fan, double shower cubicle, wc, wash hand basin, bath tub, radiator and two double glazed windows to the side.

FRONT GARDENS

laid to gravel and lawn with mature trees and shrubs and providing space for 3+ cars.

BACK GARDENS

with paved concrete area with pergola, raised lawn area with trees and shrubs and access to garden office.

GARDEN OFFICE

16'9" x 18'1" max

with laminate flooring, partition to media section, two double glazed windows, door to the front, and velux to ceiling.

GENERAL INFORMATION

The property is freehold.

The property is connected to a cesspit, last emptied 10th July,





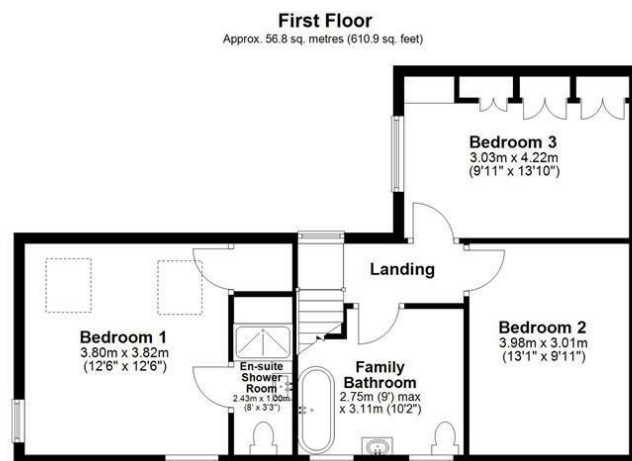
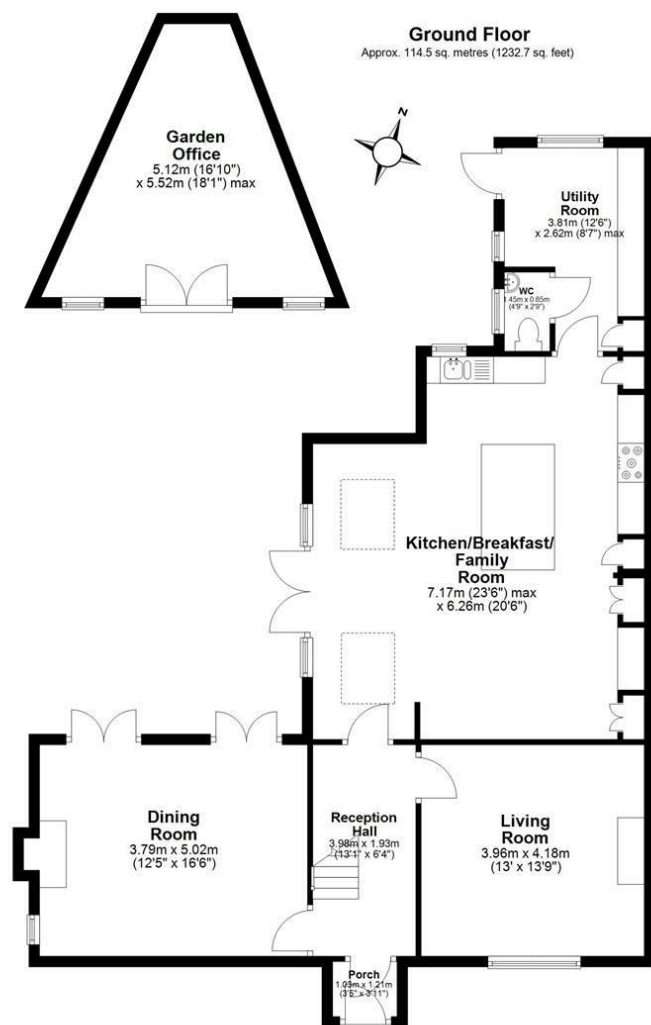
2025. Access to the septic tank is in the field opposite the house. The property benefits from right of access as part of the title.



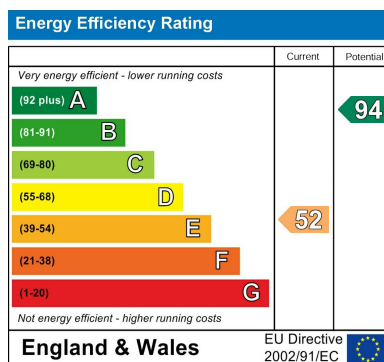


**1 Black Hill Cottage, Black Hill, Stratford-Upon-Avon, CV37
OPB**





Total area: approx. 171.3 sq. metres (1843.6 sq. feet)



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