

Shire Cottage 10 Carters Lane, Tiddington, Stratford upon Avon, CV37 7AP

- Two Double Bedroom Cottage
- Tucked-Away Position Along a No-Through Road
- Sitting Room with Wood-Burning Stove
- Rustic-Style Kitchen with DeLonghi Cooker
- Two Double Bedrooms
- Boarded Loft with Pull-Down Ladder
- Front Garden and Paved Rear Garden
- Brick Outbuilding with Home Office Potential

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Offers Over £299,950

A delightful, two double bedroom cottage, discreetly positioned away from the road along a shared pathway, with characterful accommodation, a wood-burning stove, front and rear gardens and a brick outbuilding with potential for conversion to a home office. NO ONWARD CHAIN

ACCOMMODATION

Situated along a no-through road in Tiddington, this two bedroom cottage enjoys a tucked-away position, accessed via a shared pathway alongside the front garden. The accommodation opens directly into a sitting room featuring a wood-burning stove set within a fireplace, together with built-in storage. The rustic-style kitchen is fitted with a range of wall and base units, butcher's block work surfaces and a DeLonghi cooker with five-ring gas hob. There is space for additional appliances and a door providing access to the side of the property.

On the first floor, the landing provides access to a boarded loft via a pull-down ladder. There are two double bedrooms, one benefiting from a built-in wardrobe, together with a shower room comprising a corner shower cubicle, WC and wash hand basin.

Outside, the property benefits from a front garden approached via a shared pathway, yet the garden remains private. A pedestrian alleyway to the side of the cottage, over which our property has a right of way, leads to a small paved rear garden and a brick-built outhouse with electricity connected. The outbuilding offers potential for conversion to a home office. The rear garden can also be accessed from the kitchen.

Parking is on road and on a first come first served basis

GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not. Please note that the neighbouring property benefits from a right of way across the rear garden, between the kitchen and outhouse, providing access to the side gate.

LISTED: No.

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast available (Checked on Ofcom Nov 26) | Minimum Mobile Coverage: 70% Vodafone (Checked on Ofcom Nov 26).

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band C.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.



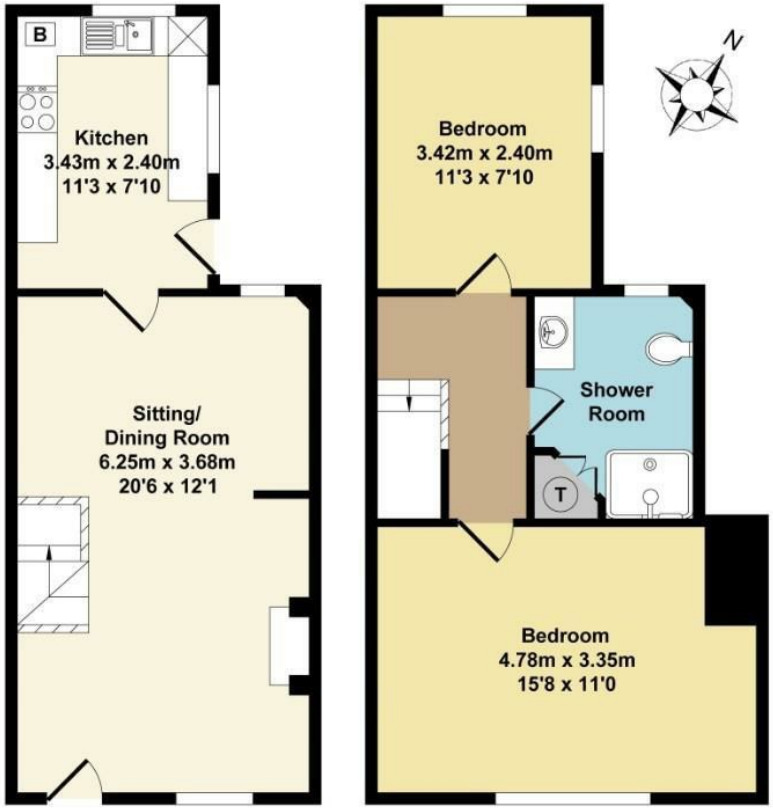




Carters Lane, Tiddington, CV37 7AP

Total Approx. Floor Area 67.0 Sq.M. (721 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser The .services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

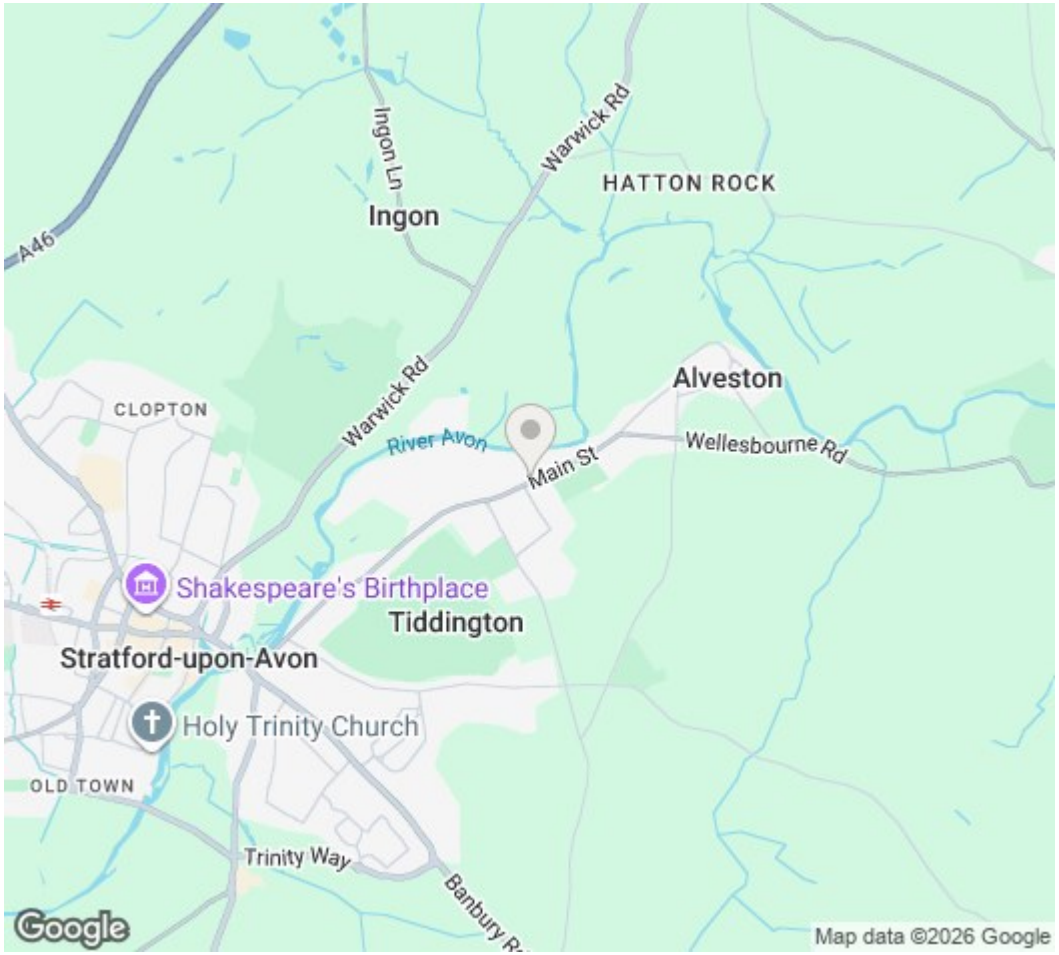


Ground Floor
Approx. Floor
Area 29.90 Sq.M.
(322 Sq.Ft.)

First Floor
Approx. Floor
Area 37.10 Sq.M.
(399 Sq.Ft.)







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Peter Clarke
Winkworth