Connells

Woodcot Park
Wilmcote Stratford-Upon-Avon

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Wilmcote Stratford-Upon-Avon CV37 9XT

for sale offers over **£75,000**

Property Description

The setting of this home is one of its most appealing features. Surrounded by greenery and situated within a friendly and well-kept residential park, it provides a peaceful sanctuary while remaining within convenient reach of everyday essentials. The charming village of Wilmcote, famously associated with the childhood home of Mary Arden, lies just a short walk away. Here you'll find a welcoming pub, village shop, train station, and beautiful country footpaths that connect you to the wider Warwickshire countryside.Designed with practicality and relaxation in mind, the accommodation is thoughtfully arranged on a single level—perfect for those seeking an easier pace of living without compromising on space or style.This delightful park home is perfectly suited to those looking for a quieter lifestyle, downsizing opportunity, or a serene retreat away from the bustle of town living. With its well-designed layout, attractive surroundings, and wonderful location, it offers an exceptional blend of comfort, convenience, and rural charm.

Porch

A useful enclosed porch provides an ideal welcome into the home, offering space to store coats and shoes while adding an extra layer of privacy and insulation. A door leads directly into the hallway, creating a smooth and practical transition to the main living areas.

Entrance Hall

A welcoming hallway sits at the heart of the home, offering convenient access to all rooms. Practical built-in storage provides a useful space for coats, household items, or everyday essentials. From here, doors lead through to the shower room, kitchen/diner, and both bedrooms, creating an easy and well-organised flow throughout the property.

Lounge

Featuring a door opening out to the front of the home, creating a lovely connection with the outdoors and allowing fresh natural light to flow in. Two double-glazed windows further enhance the brightness of the space, giving it a warm and welcoming feel throughout the day. Characterful ceiling beams add charm and visual interest, making this an inviting room perfect for relaxation or entertaining.

Kitchen

A well-designed kitchen offering excellent practicality with laminated work surfaces, ample storage, and space for essential appliances. A stainless steel sink with drainer sits beneath a double-glazed window to the front, providing pleasant natural light, while a second double-glazed window to the rear ensures the room feels bright and airy throughout the day. Thoughtfully arranged and highly functional, this kitchen provides a comfortable space for everyday cooking and meal preparation.

Bedroom

A generous bedroom featuring a double-glazed window that provides excellent natural light. A radiator ensures the room remains warm and comfortable throughout the year, while the addition of fitted wardrobes offers superb built-in storage, keeping the space practical, organised, and ready for everyday living.

Shower Room

A shower room comprising a low-level WC, wash hand basin, and a practical shower cubicle. A double-glazed window provides natural light and ventilation, while part-tiled walls offer a clean and low-maintenance finish. Completed with a radiator to ensure comfort year-round, this room is both functional and well-appointed.

Garden

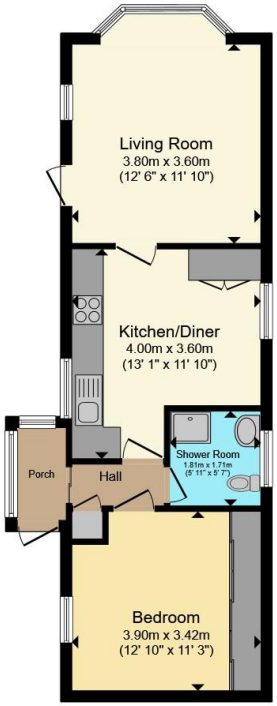
The property enjoys a delightful wrap-around garden, offering a pleasant sense of space and privacy. Mainly laid to lawn, the garden provides an attractive and low-maintenance outdoor area ideal for relaxing, pottering, or enjoying the surrounding greenery. With scope for planting pots, seating areas, or light landscaping, this outdoor space enhances the overall appeal of the home and makes the most of its peaceful setting.

Parking

Please note that this property does not include private or allocated parking. Communal parking is available on site for residents and visitors.

Special Features

A charming feature fireplace adds character and a focal point to the living space. Please note that the fireplace is not currently in working order, but it offers potential for restoration or decorative use, enhancing the room's overall appeal.



Floor Plan

Total floor area 47.4 m² (511 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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To view this property please contact Connells on

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STRATFORD UPON AVON CV37 6QB

EPC Rating: Exempt

Council Tax Band: A

Tenure:

view this property online connells.co.uk/Property/STR108691

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

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