



Alveston Lane, Alveston

Stratford-upon-Avon, CV37 7QH

Jeremy
McGinn & Co 

Available at
Guide Price £775,000



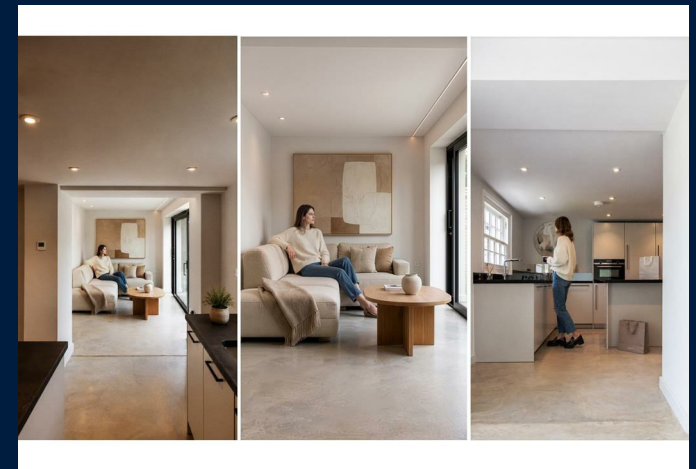
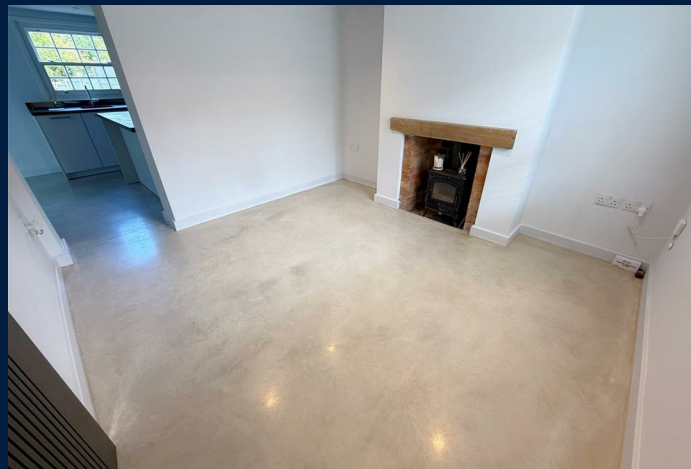
Occupying a peaceful position on the edge of the sought-after village of Alveston, 1 Wayside Cottage is a beautifully reimagined home that effortlessly blends contemporary living with timeless character. Thoughtfully renovated and extended to an exceptional standard, the property has been expertly designed by the renowned architects Studio Spicer, creating a home that balances architectural integrity, modern functionality and refined interiors. Enjoying open countryside views, a generous garden and a spacious garage, the cottage offers an exceptional village lifestyle.

The welcoming entrance hall leads into a cosy snug, where polished concrete floors and a decorative log burner create a stylish yet inviting retreat. Throughout the home, carefully considered design details and high-quality finishes combine to create a sophisticated and relaxed atmosphere.

At the heart of the property lies an impressive open-plan kitchen, dining and living space, designed for modern family life and effortless entertaining. Bathed in natural light, large sliding doors frame the garden and surrounding landscape. The beautifully appointed kitchen features integrated appliances, sleek worktops and a substantial island with breakfast seating, making it both practical and social.

Additional ground-floor accommodation includes a utility room, cloakroom, understairs storage and a versatile office or snug, ideal for home working or quiet relaxation.

Upstairs, the principal suite is perfectly positioned to take advantage of the far-reaching rural views, with a Juliet balcony overlooking the garden and neighbouring fields. Three further bedrooms offer generous proportions, characterful vaulted ceilings and exposed beams, while two elegantly finished shower rooms provide a touch of luxury with contemporary fittings and spacious walk-in showers.





Tax Band: C

Council: Stratford District Council

Tenure: Freehold

Outside, the garden offers a wonderful setting for al fresco dining, entertaining or simply enjoying the peaceful surroundings and uninterrupted countryside outlook. The property also benefits from a single garage with rear doors out onto the garden. Combining village charm with contemporary design, 1 Wayside Cottage represents a rare opportunity to acquire a turnkey home in one of the area's most desirable locations.

Further benefits include new double-glazed sash windows throughout and underfloor heating across the ground floor.

Stratford-upon-Avon, nestled in the heart of Warwickshire, is a charming and historic market town best known as the birthplace of William Shakespeare. Set along the picturesque banks of the River Avon, the town beautifully combines rich heritage with a vibrant, contemporary lifestyle. Its streets are lined with well-preserved Tudor buildings, independent boutiques, cafés, and restaurants, while cultural highlights such as the renowned Royal Shakespeare Theatre draw visitors from around the world. The town is also particularly well regarded for its strong educational offering, with a range of highly rated primary and secondary schools, including the renowned King Edward VI School and Stratford Girls' Grammar School. In addition the town benefits from excellent transport links, with regular rail services to Birmingham and London, as well as easy access to the M40 motorway, connecting to the wider Midlands and beyond. This makes Stratford upon Avon an ideal location for commuters seeking a more relaxed, picturesque setting without compromising on connectivity.

GROUND FLOOR

The ground floor plan shows a large Garage (21'7" x 10'4" / 6.59m x 3.16m) on the left. To its right is a Dining Room (13'0" x 7'3" / 3.98m x 2.20m) and a Kitchen (13'2" x 10'2" / 4.01m x 3.09m). Below the Dining Room is a Utility room and a Snug / Study (9'11" x 9'9" / 3.01m x 2.97m). A central staircase leads up, with a WC and Storage area nearby. A Sitting Room (11'7" x 10'9" / 3.52m x 3.28m) is located at the rear right.

1ST FLOOR

The first floor plan features a central Landing with stairs leading down. There are four Bedrooms: top-left (13'0" x 8'5" / 3.97m x 2.56m), top-right (13'2" x 7'8" / 4.01m x 2.33m), bottom-left (12'5" x 8'7" / 3.79m x 2.62m), and bottom-right (13'9" x 9'5" / 4.20m x 2.87m). Two Shower Rooms are located on the left and right sides of the landing.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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A map of Alveston, Warwickshire, showing the location of The Old Church and Alveston, Alveston. The map includes the River Avon, The Rookery, and roads such as Alveston Ln and Wellesbourne Rd. The Google logo and 'Map data ©2026' are visible at the bottom.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales

EU Directive
2002/91/EC.

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Please note that this fee is non-refundable under any circumstances.

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