



**Connells**

Woodcot Park  
Wilmcote Stratford-Upon-Avon



## Property Description

Set within a beautifully maintained and leafy residential park, this home enjoys a wonderfully tranquil setting while remaining close to everyday conveniences. The picturesque village of Wilmcote—best known as the childhood home of Mary Arden—is just a short stroll away. Here you'll find a friendly pub, a useful village shop, a train station, and scenic countryside footpaths that link you to the wider Warwickshire landscape.

Designed for comfort, ease, and relaxation, the accommodation is arranged entirely on one level, making it ideal for those seeking a simpler pace of living without sacrificing style or space.

Perfect for anyone looking to downsize, enjoy a quieter lifestyle, or secure a peaceful retreat away from the busier town environment, this charming park home offers an appealing combination of thoughtful design, attractive surroundings, and a superb location—delivering comfort, convenience, and rural character in equal measure.

## Lounge

A bright and welcoming lounge featuring two windows that fill the room with natural light. The space includes a fitted carpet for added comfort, along with a radiator providing efficient heating throughout. An attractive electric feature fireplace creates a cosy focal point within the room. A convenient door leads directly outside, offering easy access to the exterior of the home.

## Kitchen

A well-appointed kitchen offering a range of base and wall units, providing ample storage throughout. The space features laminate worktops and lino flooring for easy maintenance and a modern finish. There is convenient space allocated for appliances, along with a stainless-steel sink and drainer positioned beneath a window to the side elevation, allowing plenty of natural light into the room. The layout also offers enough space to accommodate a dining table if desired. The airing cupboard in the kitchen houses the combi boiler which was fitted in March 2026.

## Porch

This charming park home features an inviting raised porch, complete with sturdy steps leading up to the entrance. Designed for both practicality and comfort, the porch offers an ideal space to enjoy morning coffee, relax outdoors, or welcome guests.

## Bedroom

A well-presented bedroom benefiting from a fitted wardrobe with sliding doors, offering excellent storage and a neat, streamlined finish. A window to the side elevation allows natural light to brighten the room while helping maintain energy efficiency.



## Bathroom

A neatly presented bathroom featuring fully tiled walls for a clean and modern finish. The suite includes a bath with shower over, W/C, and a wash hand basin. A window to the side elevation provides natural light and ventilation, enhancing the overall brightness of the space.

## Garden

A pleasant outdoor space featuring a paved patio area ideal for seating or outdoor dining, complemented by a section laid to lawn for easy upkeep. Mature hedging borders the yard, providing a sense of privacy and greenery. The space also benefits from an external shed, offering valuable additional storage.

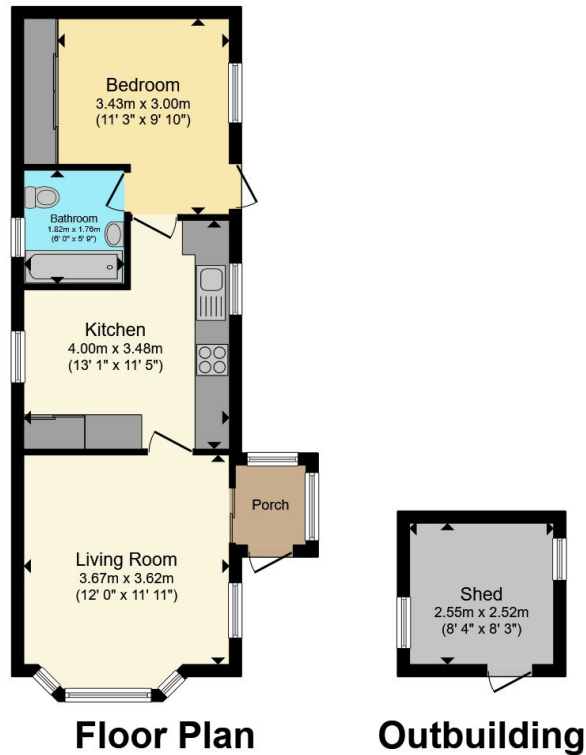
## Parking

The property benefits from a private driveway, providing convenient off-road parking for residents and visitors.









Total floor area 49.6 m<sup>2</sup> (534 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](http://www.propertybox.io)



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11B Meer Street  
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EPC Rating: Exempt  
 Council Tax Band: A

Tenure:

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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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