Plumtree Cottage, 7a Carters Lane, Tiddington, Stratford-upon-Avon, Warwickshire, CV37 7AP

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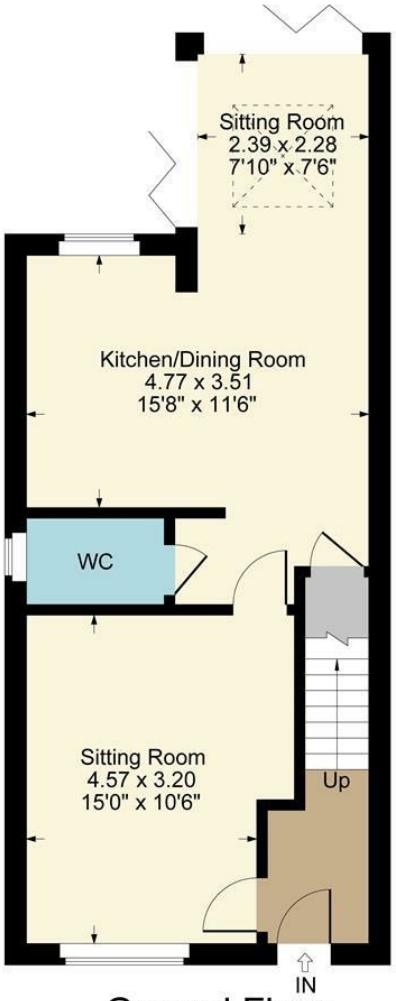
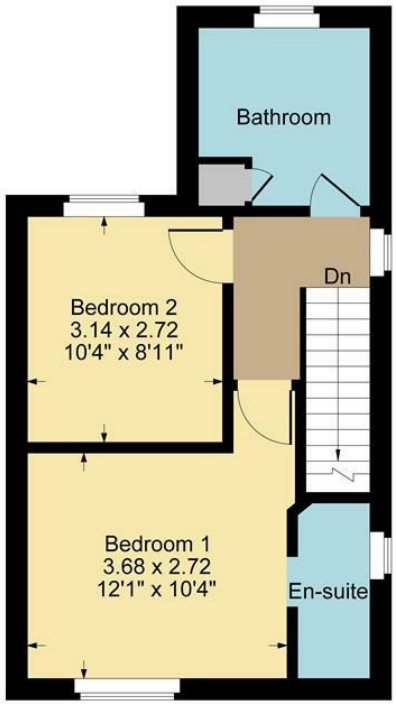
Approximate Gross Internal Area
Ground Floor = 52.38 sq m / 564 sq ft
First Floor = 36.95 sq m / 398 sq ft
Total Area = 89.33 sq m / 962 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Ground Floor



First Floor

Denotes restricted head height

- Individual bespoke detached cottage-style property, built in 2018
- Enviable tucked-away and peaceful position
- Gated five-bar entrance with stone-gravel parking
- Spacious sitting room with engineered oak flooring
- L-shaped kitchen/dining room with adjoining sitting area
- Two bedrooms, including bedroom one with en-suite shower room
- Attractive private rear gardens with a southerly aspect
- Two sets of bi-folding doors and attractive atrium

2 2 2

Offers Over £425,000

** Best and Final Offers by 4.30pm Wednesday 9th September** Built in 2018, this bespoke and individual two-bedroom detached cottage-style property occupies an enviable and particularly quiet position, tucked away off the lane and benefiting from gated off-road parking. Well presented throughout, the property offers high-quality accommodation arranged over two floors, together with attractive private gardens enjoying a southerly aspect.

ACCOMMODATION

A front door leads into the sitting room which is a particularly attractive and well-proportioned room, featuring engineered oak flooring and stairs rising to the first floor.

The cloakroom is fitted with a WC and wash hand basin, and has under floor heating.

The L-shaped kitchen/dining room provides an excellent sociable living space, incorporating a well-equipped kitchen with a range of fitted cupboards and drawers, and attractive wood block surfaces, sink unit, Bosch appliances including gas hob, built-in oven and microwave oven above. A breakfast bar provides additional seating and workspace, while the engineered oak flooring continues through the room.

The dining area opens into a delightful sitting area. Two sets of bi-folding doors provide a wonderful connection with the garden, while an attractive glazed atrium allows natural light to flood into the room and creates a bright and airy environment.

The first-floor landing provides access to both bedrooms and the family bathroom, together with cupboard housing an Ideal dual boiler.

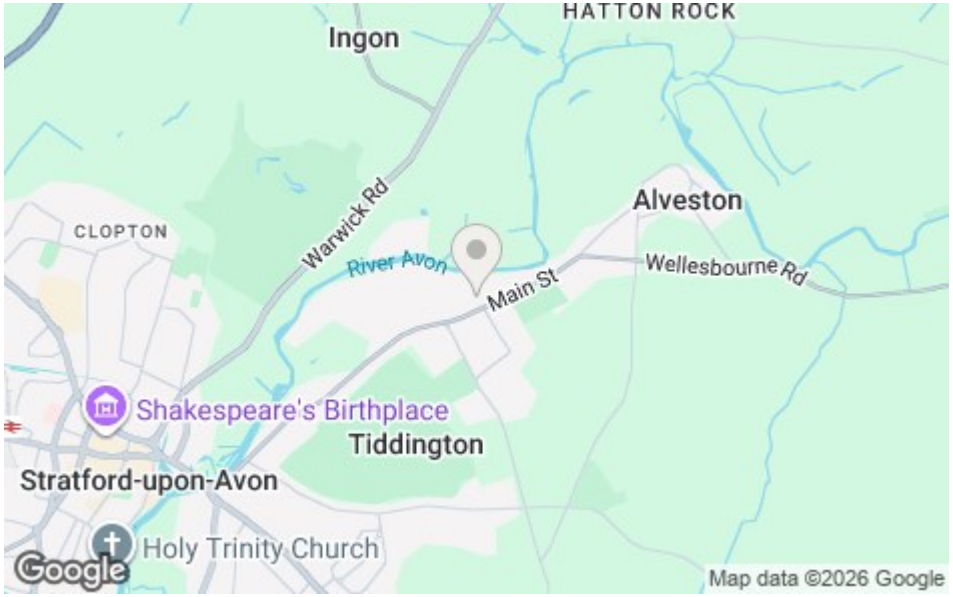
Bedroom One is a well-proportioned double bedroom with the benefit of an en-suite shower room, fitted with a WC, wash hand basin and shower cubicle with Hansgrohe shower.

Bedroom Two enjoys views towards the surrounding gardens.

The family bathroom is fitted with a WC, wash hand basin and bath with Hansgrohe shower over and glass screen.

OUTSIDE

The property is approached via a five-bar gated entrance, leading to a stone-gravelled private driveway providing off-road parking for two



cars. The parking is accessed from Rivermead Drive and provides excellent privacy and security.

The rear garden is a particular feature of the property, being attractively landscaped and enjoying a desirable southerly aspect. A paved terrace provides an ideal area for outdoor dining and entertaining, leading onto a level lawn with well-stocked planted borders and established apple trees.

The gardens are enclosed by a combination of timber fencing and mature hedging, creating a private and secluded setting. There is also gated side access.

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 fired 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.

LISTED: No.

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast Available (Checked on Ofcom Aug26) | Minimum Mobile Coverage: 62% Vodafone (Checked on Ofcom Aug26)

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

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

VIEWING: By Prior Appointment with the selling agent.

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