



,  
Alderminster, CV37 8NX

Jeremy  
McGinn & Co 

Available at  
Offers In Excess Of £475,000



Nestled in the pretty village of Alderminster, just four miles south of Stratford upon Avon, this delightful semi-detached character cottage is full of warmth, history and potential. Altered and extended from its original footprint, the cottage now offers a wonderfully versatile layout and perfectly balances period charm with modern comfort.

Upon entering through the front porch, you're welcomed into a cosy living room, complete with characterful exposed timbers and a stone built fireplace — the perfect spot to unwind by the fire on winter evenings. The breakfast kitchen has been updated, offering modern appliances, dining space and views over the garden.

The extended ground floor accommodation benefits from a spacious double bedroom and a modern shower room, adding great flexibility, whether for guests, multi-generational living or for the use as a secondary reception room.

Upstairs, you'll find two generous double bedrooms and a cleverly positioned study space between them, perfect for home working. A further refitted, contemporary bathroom completes the upper floor.

Natural light flows throughout the property, highlighted by a stunning tall feature window on the open staircase, enhancing the sense of space and airiness.

Outside, the property sits on a generous plot, with the L-shaped rear garden full of established planting, fruit trees and a spacious lawn. There is a double garage to the side of the property and an extensive driveway to front, with parking for multiple cars.

For sale with no onward chain.





**Tax Band: E**

**Council: Stratford District Council**

**Tenure: Freehold**

Stratford-Upon-Avon - Internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre attracts almost four million visitors a year. Stratford is also a prosperous riverside market town with fine restaurants and inns, a good choice of public and private schools and excellent sporting and recreational amenities.

Regular rail services to Birmingham make this an ideal place from which to commute whilst fast train services give access to London in a little over an hour from nearby Warwick Parkway. The M40 is with a 15 minute drive providing easy access to the excellent Midland motorway network along with Birmingham International Airport.

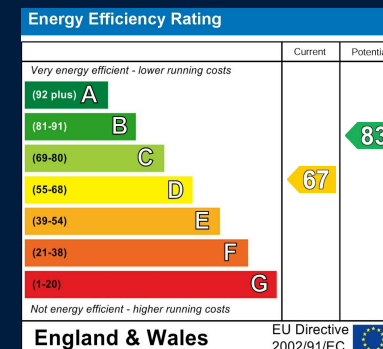
# Floor Plan



# Map



# Energy Performance



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Money Laundering Regulations – Identification Checks

In line with the Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Jeremy McGinn & Co must complete an identification check. To carry out these checks, we work with a specialist third-party provider and a fee of £25 + VAT per purchaser is payable in advance once an offer has been agreed and before we can issue a Memorandum of Sale.

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

55 Ely Street, Stratford Upon Avon, Warwickshire, CV37 6LN  
 Tel: 01789 868168 Email: stratford@jeremymcginn.com  
 www.jeremymcginn.com