



**Dorsington Road , Pebworth**  
Stratford-upon-Avon, CV37 8XB

Jeremy  
McGinn & Co 



# Guide Price £450,000



Nestled in the picturesque village of Pebworth, this delightful character property offers a perfect blend of contemporary living and traditional charm. With no onward chain, Ivy Cottage presents an excellent opportunity for those looking to settle in a tranquil yet vibrant community.

Internally, the property boasts an inviting Living Room with a central feature fireplace, a beautiful modern kitchen, which has been opened up on to the Dining Room / Sitting Room, and benefits from a range of wall and base units, space for white goods and plenty of space for a breakfast table. The rear lobby provides further storage space and gives access to a ground floor WC.

To the first floor, the three well-proportioned bedrooms offer comfortable accommodation, with the two larger rooms benefitting from fitted wardrobes. The bathroom has been modernised to offer a double walk-in shower, WC and sink unit.

Outside to the front, the cottage sits elevated above the lawned, well stocked fore-garden with a path leading to the front door and a path to the side of the house, giving access to the rear garden. The rear garden is well stocked with mature planting, a raised lawned area and steps leading to a seating area. Situated to the rear of the cottage, there is a single garage (en bloc with a neighbours garage), having up and over door, power and light and parking for two cars on the gravelled driveway in front of the garage.





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We understand the property to be with the Pebworth Conservation Area.







**Tax Band: E**

**Council: Wychavon District Council**

**Tenure: Freehold**

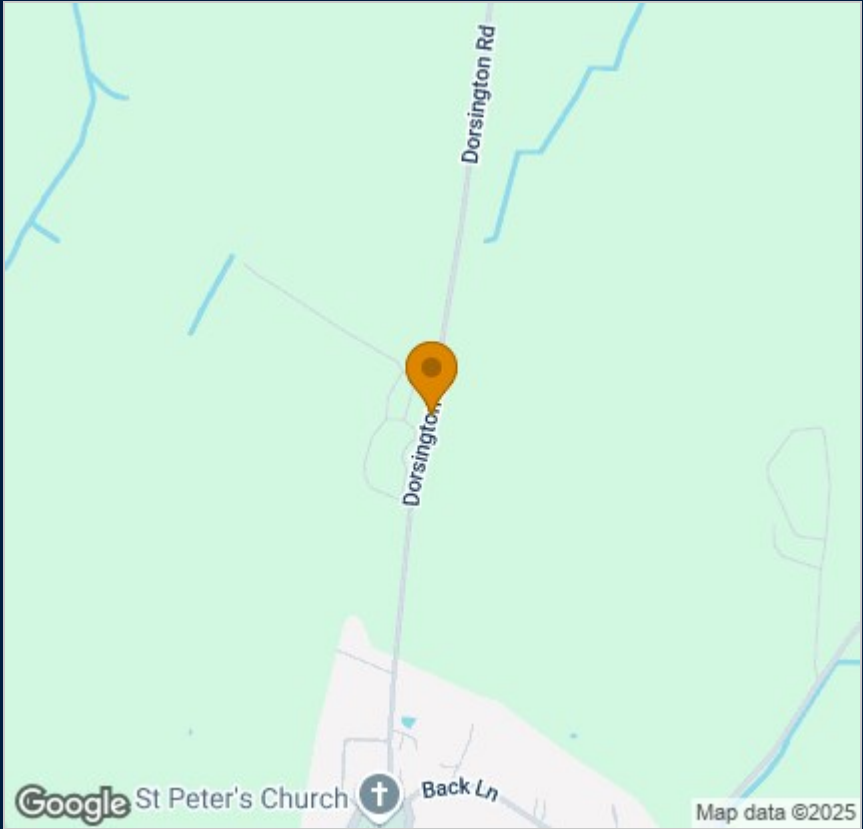
Pebworth is a fabulous village with a strong community with many social events and clubs, a church, primary school, public house, village hall and recreation park. Daily amenities can be found in Mickleton, Long Marston, and Welford-on-Avon, with a broader range of shopping and recreational facilities in Stratford-upon-Avon, Chipping Campden and Bidford-on-Avon. Rail services at nearby Honeybourne give access to Worcester, Moreton-in-Marsh, Oxford and London Paddington direct and Stratford has a rail service to Birmingham. There is also a regular bus service from Pebworth to Stratford-upon-Avon. The M40 and M5 are also readily accessible to give access to the south and south-west. There are excellent schools in the area, including the much sought-after Chipping Campden High School, The Croft Prep School and Stratford-upon-Avon Grammar Schools, and the well-known Dean Close, ladies and boys schools in Cheltenham as the Royal Grammar School, Alice Ottley School and King's School in Worcester. There are race courses at Stratford-upon-Avon, Warwick and Cheltenham and golf at Welford-on-Avon, Stratford-upon-Avon and Broadway.



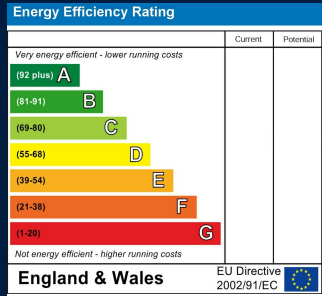
# Floor Plan



## Map



## Energy Performance



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