



**Ingon Lane ,**  
Stratford-upon-Avon, CV37 0QE

Jeremy  
McGinn & Co 



# Offers Over £450,000



This property really does offer a truly fabulous location being surrounded by stunning open countryside being a short distance from Stratford upon Avon to which you can actually walk over the Welcombe Hills!

The property itself sits well back from the lane behind a deep frontage and offers tremendous potential for extension to create an awesome family home (subject to necessary consent). The accommodation benefits from electric central heating & uPVC double glazing - Enclosed Porch, Hallway, Living Room, Dining Room/Rear Sitting Room, Breakfast Kitchen, Guest Cloaks/WC, Landing, 3 Bedrooms & Bathroom.

To the side of the property there is a large garage & further garage with open back which could easily be enclosed if preferred. There are good sized mature gardens with extensive lawns and various mature shrubs & trees.







**Tax Band: C**

**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.

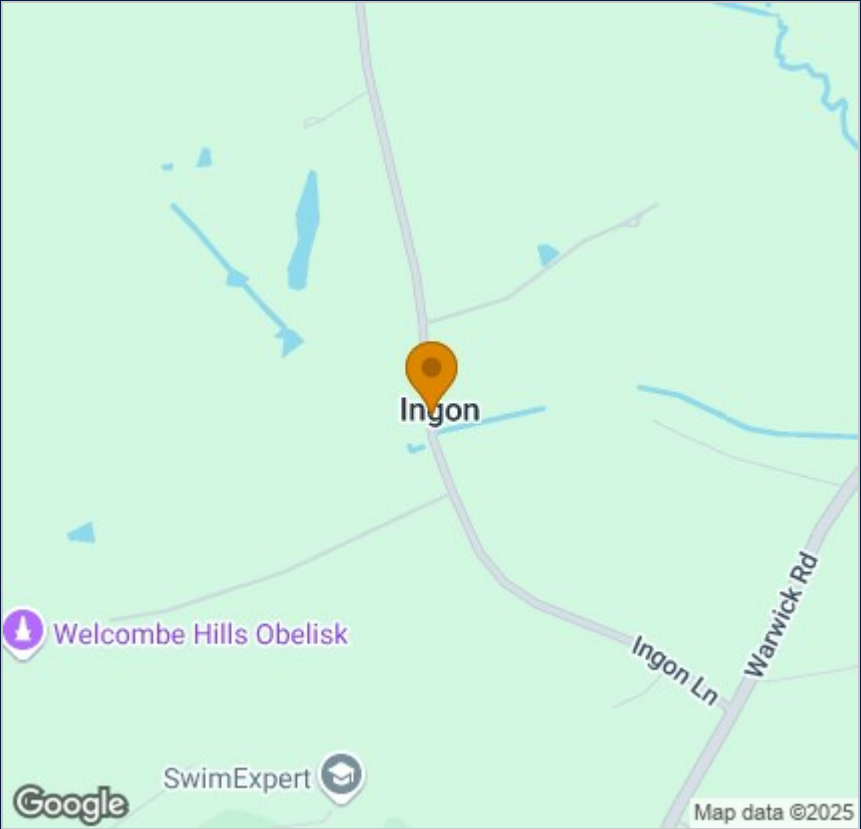




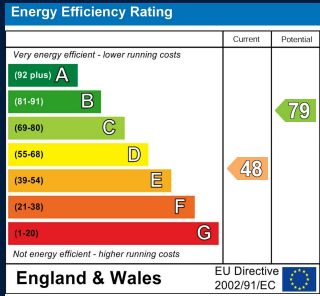
# Floor Plan



# Map



# Energy Performance



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