



# Hathaway Hamlet, Shotton

Stratford-upon-Avon, CV37 9HJ

Jeremy  
McGinn & Co

## Available at Guide Price £335,000



Tucked away within the sought-after Hathaway Hamlet, on the edge of the charming village of Shottery, this delightful Grade II listed cottage offers a perfect blend of period character and practical living.

Currently operated as a highly successful holiday let, the property is rich in original features, including exposed timber beams and a striking inglenook fireplace that forms a warm and welcoming focal point to the home. The accommodation is deceptively spacious and, thanks to its dual-aspect layout, is wonderfully light throughout.

The ground floor offers a cosy yet generously proportioned living room with a log burner, complimented by a well-arranged kitchen dining room, with a stable door leading out to a rear pathway, with access to the garden.

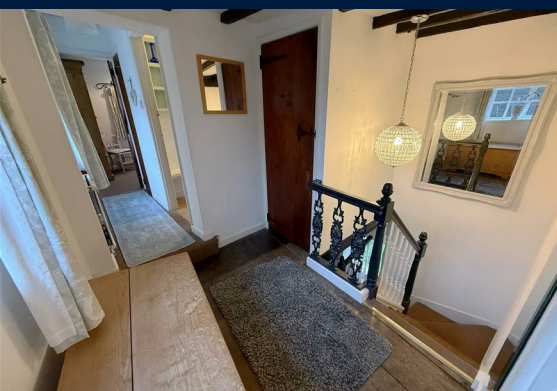
Upstairs, a spacious central landing the cottage provides two attractive bedrooms, both with beautiful countryside views, a bathroom and a separate WC.

Outside, the property enjoys its own private and particularly attractive garden, partly stone-walled and thoughtfully planted with established shrubs, providing a delightful space for relaxing and entertaining. Backing directly onto open fields, the cottage enjoys a lovely rural outlook that enhances its peaceful setting.

Despite its tranquil position, the location is exceptionally well connected. The cottage is within walking distance of Stratford-upon-Avon town centre, close to a popular local pub, and quite literally a stone's throw from the iconic Anne Hathaway's Cottage.

Further benefits include reserved parking within the hamlet car park, available at a charge of £400 per annum, gas central heating and no onward chain. Whether sought as a charming main residence, a weekend retreat, or a proven investment opportunity, this delightful cottage offers a fabulous opportunity in one of the area's most sought-after settings.





**Tax Band: D**

**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.

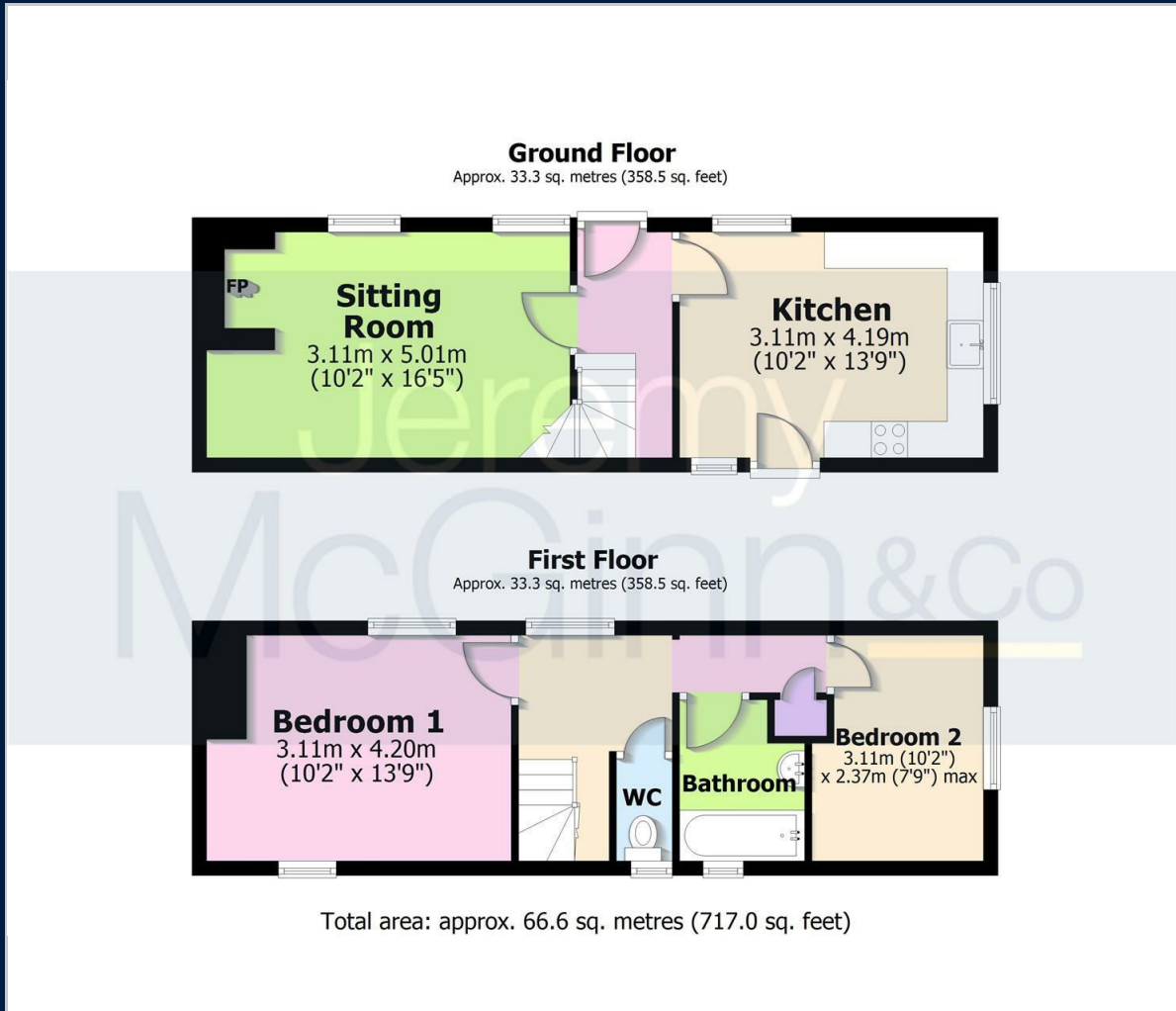
Regular rail services to Birmingham make this an ideal place from which to commute whilst fast train services give access to London in a little over an hour from nearby Warwick Parkway. The M40 is with a 15 minute drive providing easy access to the excellent Midland motorway network along with Birmingham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

Money Laundering Regulations – Identification Checks

In line 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.

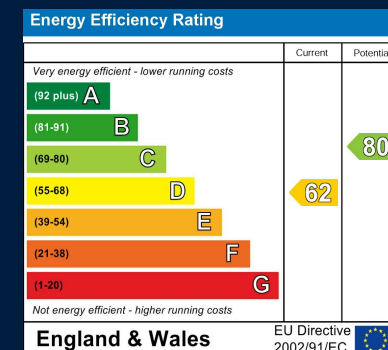
# Floor Plan



# Map



# Energy Performance



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