



**Tavern Lane, Shottery**  
Stratford-upon-Avon, CV37 9HE

Jeremy  
McGinn & Co

# Offers Over £975,000



Nestled in a serene and scenic setting within Tavern Lane, we are delighted to be bringing to market this charming family home, located within one of the most idyllic positions within Shottery village. The home of the historic Anne Hathaway's Cottage, Shottery is incredibly highly regarded with its fantastic community, popular public house, Girls Grammar School and an easy stroll into Stratford Town Centre within 15 minutes.

This spacious home boasts versatile reception space, four generously sized bedrooms and three modern bathrooms, offering ample space and comfort for a growing family. The property features a large garage, providing secure parking and additional storage.

To the ground floor, the property is entered via an inviting and spacious entrance hallway, with two storage cupboards and cloakroom off. The front snug benefits from a bay window and feature fireplace. The rear of the property offers further reception space; with a sitting room, formal dining room, conservatory and modern kitchen breakfast room. Accessed independently of the main house, the ground also has a utility room, 'gardeners' WC and garage.

The first floor of this beautiful home really does



offer generous accommodation; with four double bedrooms, study and three bathrooms. The Master Bedroom suite is located to the end of the landing and benefits from a dressing area with fitted wardrobes and a full four piece en-suite bathroom. The guest bedroom also benefits from an en-suite shower room with the two further double bedrooms then being serviced by the family bathroom.

To the rear, the private, south-facing garden features a manicured lawn framed by vibrant planted borders. The fish pond adds a touch of tranquility and the pergola provides a shaded retreat, perfect for relaxation and outdoor gatherings.



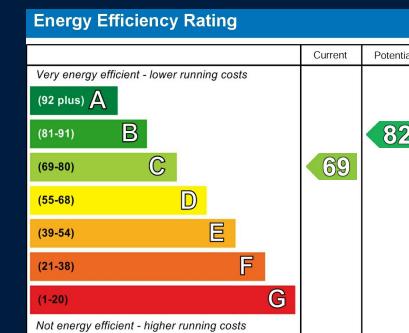
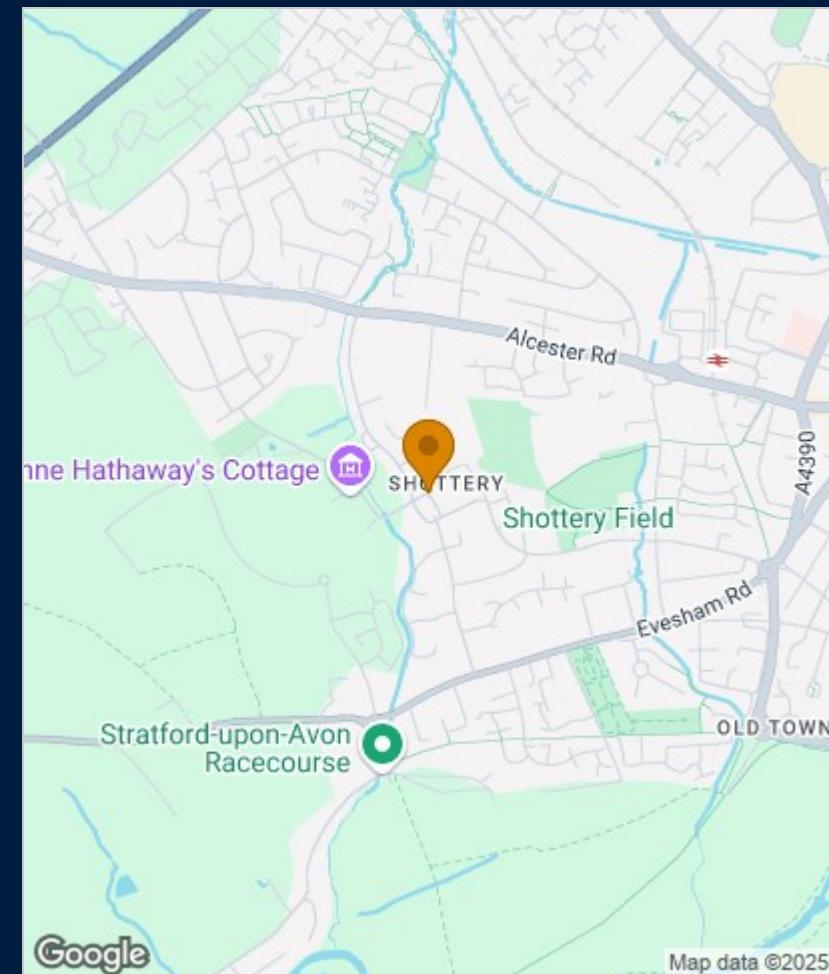


**Tax Band: G**

**Council: Stratford District Council**

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 within a 15 minute drive providing easy access to the excellent Midland motorway network along with Birmingham International Airport.





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The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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