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Alderminster, CV37 8NX

Jeremy  
McGinn & Co

# Guide Price £500,000



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



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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 is renowned as the region's cultural centre and is home of The Royal Shakespeare Company. There are a number of quality restaurants, public houses and dining pubs with excellent reputations in the town, which are within walking distance of the property. Stratford Racecourse is within very easy walking distance of the property. The amenities of Shotton Village are also on your doorstep with Anne Hathaway's Cottage (William Shakespeare's wife's house), village hall, The Bell public house, primary school and Shotton Girls Grammar School. Stratford-upon-Avon has a great range of state, grammar and private schools, including the Boys' Grammar School, Stratford Prep School and The Croft Prep School. There are excellent shopping and leisure facilities in Stratford-upon-Avon, Warwick and Leamington Spa.

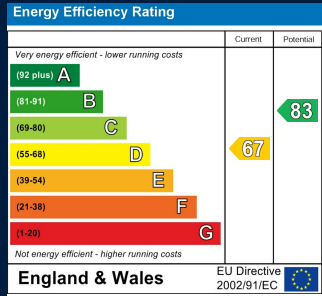
# Floor Plan



## Map



## Energy Performance



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