



Peter Clarke

Rose Cottage, 2 Hathaway Hamlet, Shottery, Stratford-upon-Avon, CV37 9HJ

- NO CHAIN
- Character cottage with a wealth of features including exposed beams, inglenook fireplace and flagstone flooring
- Located in Hathaway Hamlet, a small cluster of properties believed to have been built in the 1700s
- Ideal holiday letting opportunity or character home
- Two double bedrooms
- Allocated parking space
- Viewing highly recommended



£349,950

**NO CHAIN.** A very rare opportunity to acquire a truly chocolate box, Grade II listed cottage in a small hamlet of period homes in the historic Shottery area of Stratford upon Avon. Located very close to Anne Hathaway's Cottage, this has superb holiday letting potential, it has previously operated as one, and latterly as a long term let, or it could make a delightful home to live in.

#### ACCOMMODATION

A stable door opens into the kitchen with a range of matching wall and base units and work top over incorporating stainless steel sink with drainer and four ring electric hob with extractor fan hood over, integrated oven, space for low level fridge, flagstone flooring, open fronted understairs storage cupboard, stairs to first floor. Sitting/dining room with dual aspect, feature inglenook fireplace housing wood burning stove, flagstone flooring, stairs to first floor. Ground floor bathroom with panelled bath, shower over, wash hand basin in fitted unit with low level cupboards and drawers, part tiled walls, tiled flooring. Utility area with door to rear courtyard garden, work top with space below for washing machine, tiled flooring. Cloakroom with wc and tiled floor.

On the first floor there are two bedrooms accessed via their own staircases but interlinked via a doorway. Bedroom 1 is a double room with opaque window to rear and window to front, fitted double wardrobe and polished wooden flooring. Bedroom 2 is also a double room with window to front, fitted double wardrobe, polished wooden flooring.

Outside to the front and directly opposite the house, passing over a shared pathway, is a gated entrance to an enclosed garden which is landscaped with a mix of paved pathways, patios, laid to lawn, planted beds, mature shrubs, trees and trellis creeper fencing, panelled fence boundaries, timber shed. To the rear is a courtyard garden with stone chippings, raised slate chipping beds, panel fencing, overlooking a meadow. There is an allocated parking space in a shared parking area to the front of the hamlet.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not. There are pathways shared with neighbouring properties used to access the property.

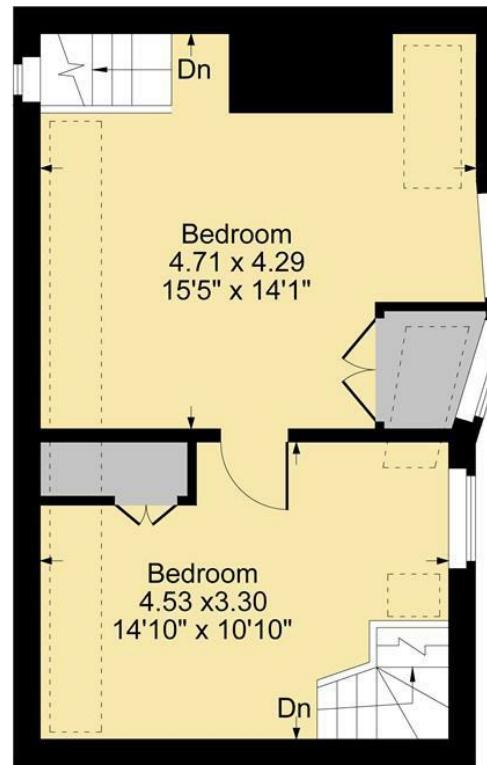
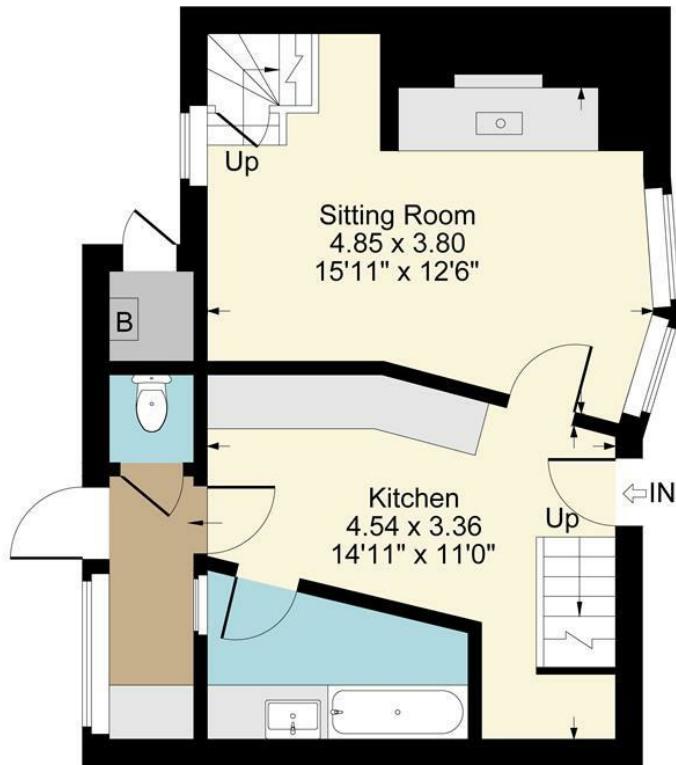
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band D.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** E. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.



## 2 Hathaway Hamlet, Shottery



### Ground Floor

Approximate Gross Internal Area

Ground Floor = 42.59 sq m / 458 sq ft

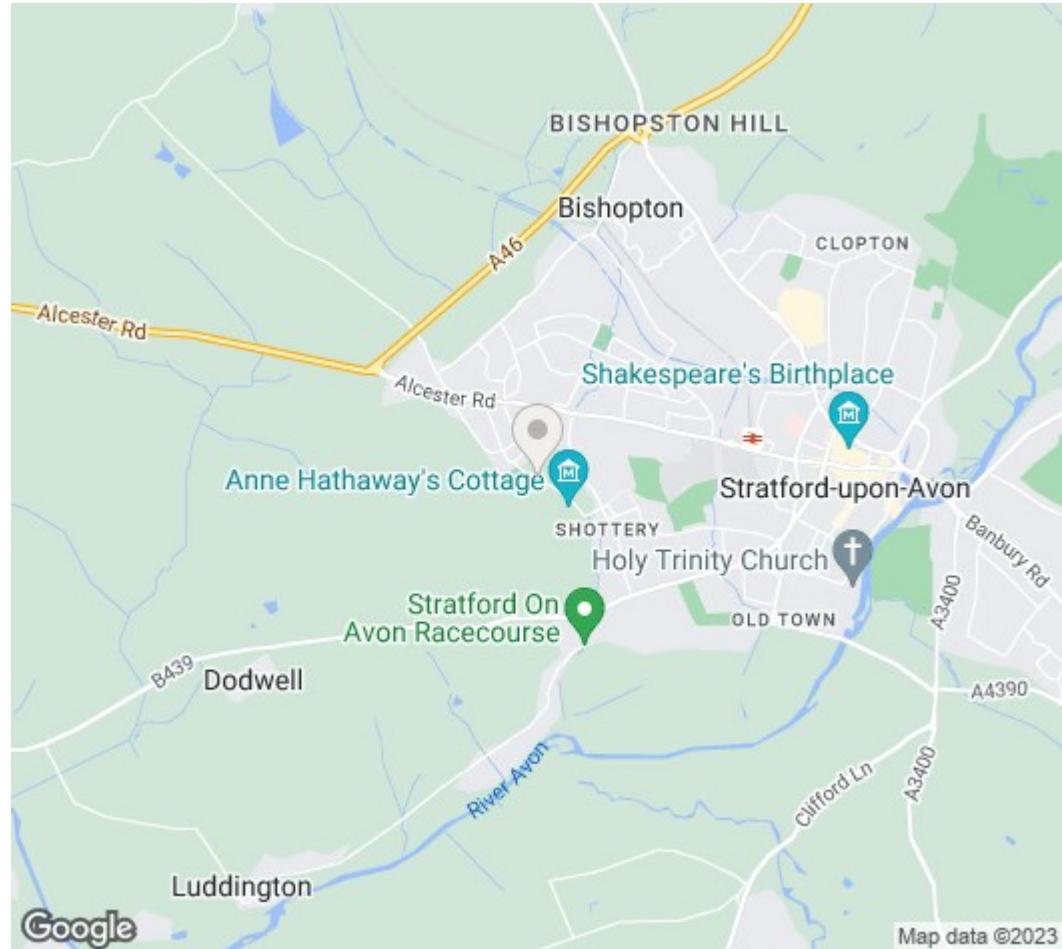
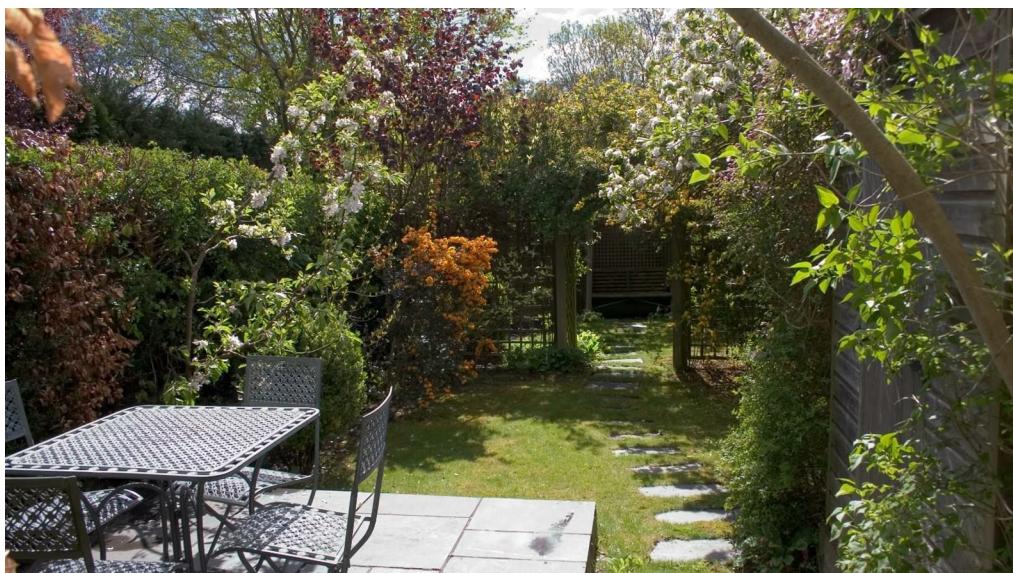
First Floor = 36.94 sq m / 398 sq ft

Total = 79.53 sq m / 856 sq ft

Illustration for identification purposes only,  
measurements are approximate, not to scale.

### First Floor





DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation or warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

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