

A photograph of a row of white cottages with a gravel driveway and a lawn. The cottages have a traditional style with white walls, dark window frames, and a tiled roof. A gravel driveway leads to a green lawn in front of the houses. A silver car is parked on the lawn. The sky is blue with some clouds. A dark blue box with white text is overlaid in the top right corner.

Peter Clarke

7 New Cottages, Shottery Road, Stratford-upon-Avon, Warwickshire, CV37 9QH

- Charming two bedroom cottage in Shottery
- Beautifully landscaped garden with Shottery Fields to the rear
- Sitting room, dining room and kitchen
- Two double bedrooms and a bathroom
- Driveway with parking for several vehicles
- Viewing highly recommended



Asking Price £375,000

A charming two bedroom cottage overlooking Shottery Fields to the rear with double driveway and beautifully landscaped rear garden. Further benefits include two reception rooms, kitchen and bathroom. Shottery Road is conveniently placed for access to the town centre with its range of amenities.

ACCOMMODATION

Entrance hall with wood effect flooring and doors to sitting room and dining room. Sitting Room with window to front and window to rear, feature fireplace with electric fire. Dining Room with window to front, space for dining table and chairs. Kitchen with window to rear, door to rear, range of matching wall and base units with work top over incorporating stainless steel sink, four ring gas hob with retractable hood over, space for washing machine, alcove space for fridge freezer, block wood flooring. Cloakroom with wash hand basin and wc. Landing with loft hatch, cupboard housing immersion water tank. Bedroom with dormer windows to front and rear, fitted wardrobe with rail, a good sized double room. Bedroom with dormer window to front and fitted wardrobe, a good sized double room. Bathroom with opaque window to rear, panelled bath with electric shower over, pedestal wash hand basin, wc, chrome heated towel rail.

Outside to front is a driveway with parking for several vehicles with a mix of tarmacadam, stone chippings and brick paving. Planted beds, hedgerow and trees. Outside to rear is a beautifully landscaped, enclosed garden with a mix of patios, paved pathways, decked seating areas, slate chipping beds, planted beds, shrubs and trees. Gate to rear leading to Shottery Fields and gates to either side.

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.

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. The neighbouring properties have a right of access to repair with notice.

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

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

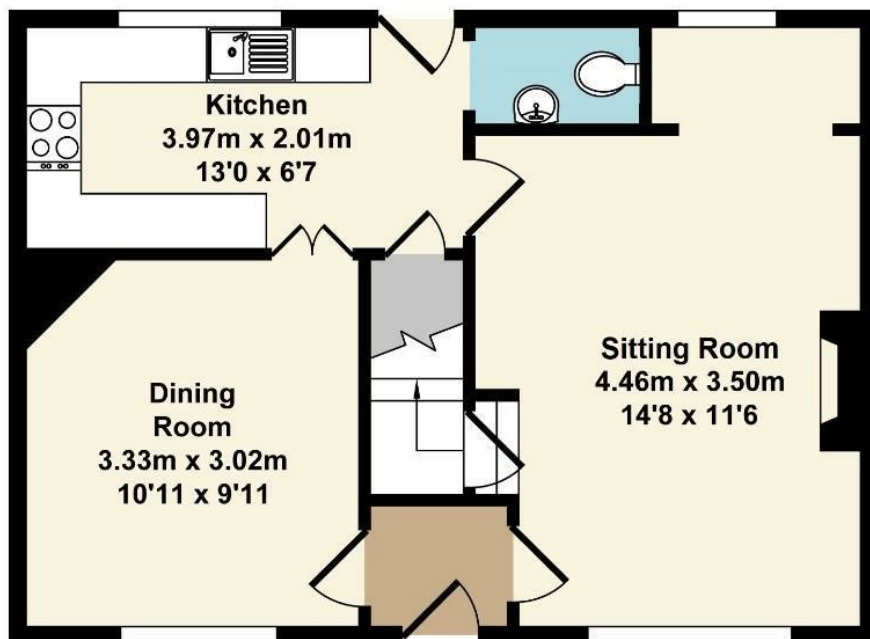
VIEWING: By Prior Appointment with the selling agent.



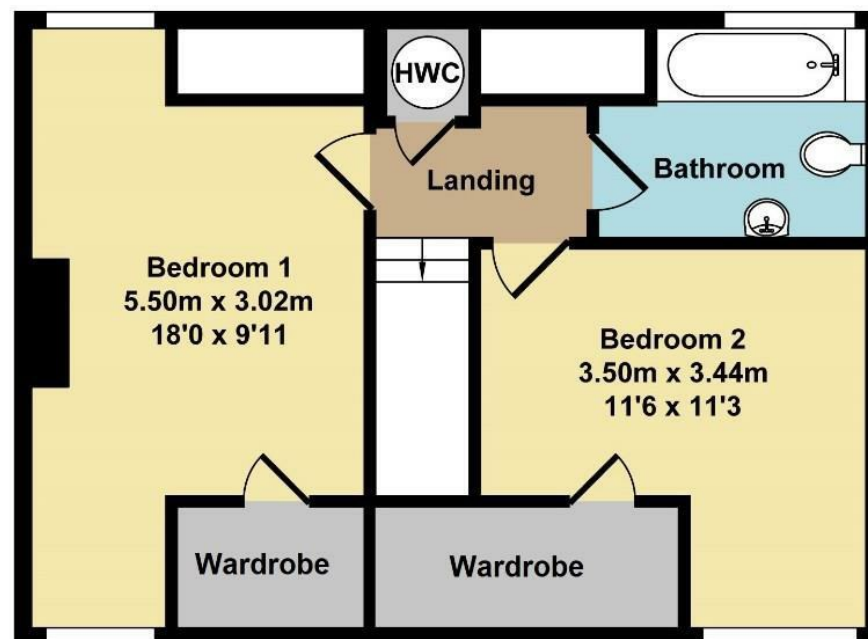
New Cottages, Shottery Road, Stratford, CV37 9QH

Total Approx. Floor Area 82.20 Sq.M. (885 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

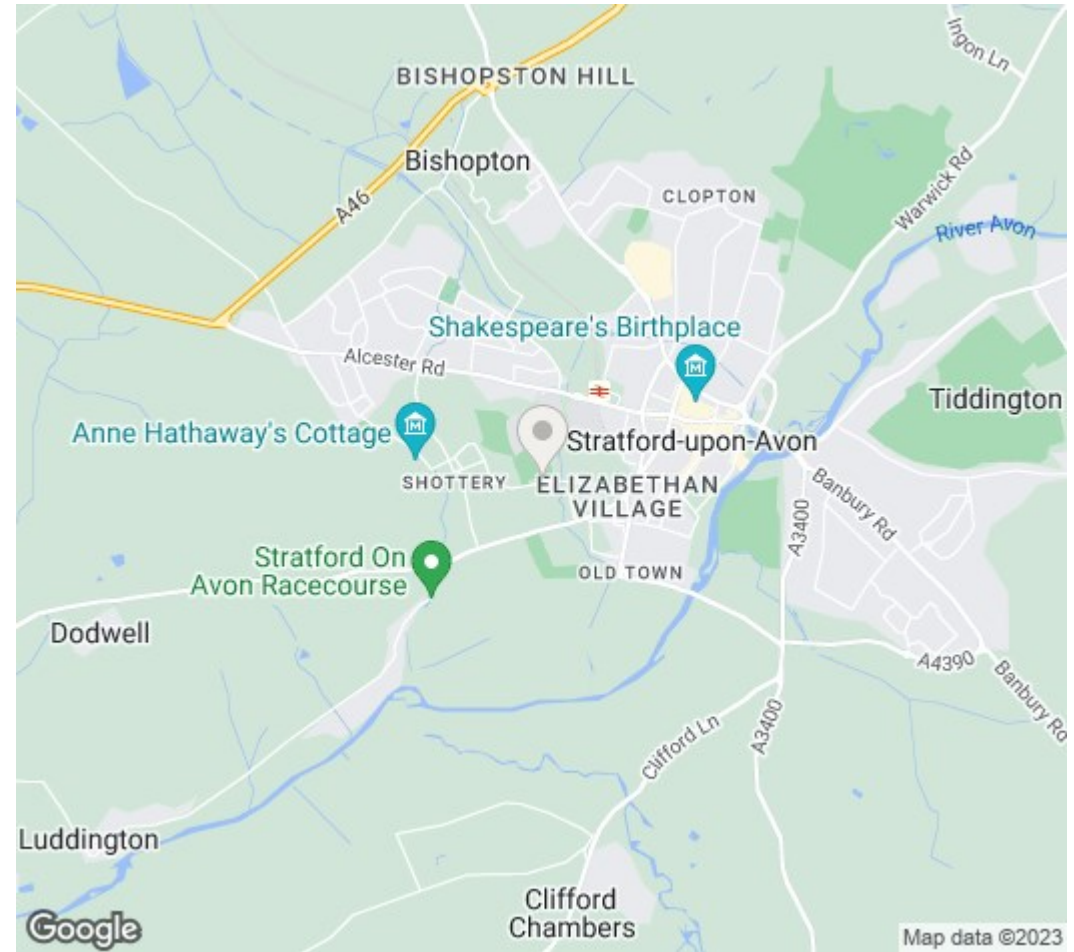


Ground Floor
Approx. Floor
Area 41.10 Sq.M.
(442 Sq.Ft.)



First Floor
Approx. Floor
Area 41.10 Sq.M.
(442 Sq.Ft.)





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 of 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.

Six multi-award winning offices
serving South Warwickshire & North Cotswolds

53 Henley Street & 1 Meer Street, Stratford-upon-Avon, Warwickshire, CV37 6PT
01789 415444 | stratford@peterclarke.co.uk | www.peterclarke.co.uk



Peter Clarke

