



Low Thatch  
Weston-on-Avon | Stratford-upon-Avon | CV37 8JY



# LOW THATCH

---

A picturesque Grade II detached cottage set on the edge of town with delightful views and planning permission to extend. Three double bedrooms, modern bathroom, cottage kitchen, dining room, lounge, office, utility room, stunning garden, summer house, double garage and ample parking. Retaining all the period features with excellent living space and plenty of character this cottage offers the best of all worlds.







### Ground Floor

This picturesque Grade II detached cottage was built between 1420 and 1470 and retains all the original features, has plenty of light and has been sympathetically restored. The Stable front door leads into the kitchen with a tiled floor, inglenook fireplace, a pretty window and charming views. There is plenty of storage, quartz work surface Belfast sink, Range master oven and to the rear of the room a very spacious pantry. The utility room has further storage, basin, plumbing and a door to the garden. In 1988 planning permission was granted to extend from the utility room out into the garden to create a single storey extension. The planning permission is still active.

The dining room is well proportioned with an inglenook fireplace, wooden flooring, windows to the front and rear of the room, delightful views of the garden, exposed beams and provides good entertaining space. The sitting room is an excellent size with windows on all three sides and a charming open fireplace in a brick surround. The room has heaps of character and the second staircase to the first floor leads up from here. The office has a nice outlook. The spacious bathroom is modern and well presented with a corner bath, shower over, basin, W.C. and ample built in storage. One staircase leads from this end of the cottage to the first floor.

























#### First Floor

There are three good sized double bedrooms all with vaulted ceilings, exposed beams and plenty of character. The master bedroom has charming windows with delightful views of the countryside and village, ample built in storage and a dressing room. This room has a stair case leading up and a door to the next double bedroom.

This bedroom has windows on both sides is well proportioned and has a basin in the room. The third double bedroom also has a basin in and is spacious. There is a Cloakroom with W.C. and basin in. The second stair case leads down from this end of the cottage.

















#### Outside

Low Thatch sits in the middle of the most stunning plot of land with a delightful large private garden. The front of the property is facing the village with a drive to the side, ample parking and a double garage. The rear garden is made up of a wonderful mixture of flower beds, patio area, sun terrace, mature trees, shrubs, a well, vegetable garden and superb summer house perfect for outdoor entertaining or living. The garden leads round to the side with a large lawn further mature trees, shrubs and flower beds. There is a good selection of garden storage sheds. The whole space is enchanting and peaceful.

















## Location

---

Weston On Avon is a charming hamlet with no through traffic on the edge of Stratford upon Avon which is internationally famous through being the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre, and attracts almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town. There are numerous fine restaurants, inns, bars and coffee shops. There is a good choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, swimming pool and leisure centre.

The NEC and Birmingham Airport are a 30 minute drive away with access to the M40, M42, M5 and the A46, all very close. There are good direct line train services to London and Birmingham via close by Evesham, Stratford upon Avon and Warwick. The Cotswolds and Vale of Evesham are on the door step.







## Proposed Extension



### Services

The property is connected to mains water, electricity, drainage with Oil fired central heating.

### Local Authority

Stratford upon Avon district council

### Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01789 332600.

### Website

For more information visit [www.fineandcountry.com/uk/stratford-upon-avon](http://www.fineandcountry.com/uk/stratford-upon-avon)

### Opening Hours:

Monday to Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 4.30 pm

Sunday Appointments by arrangement

### Directions

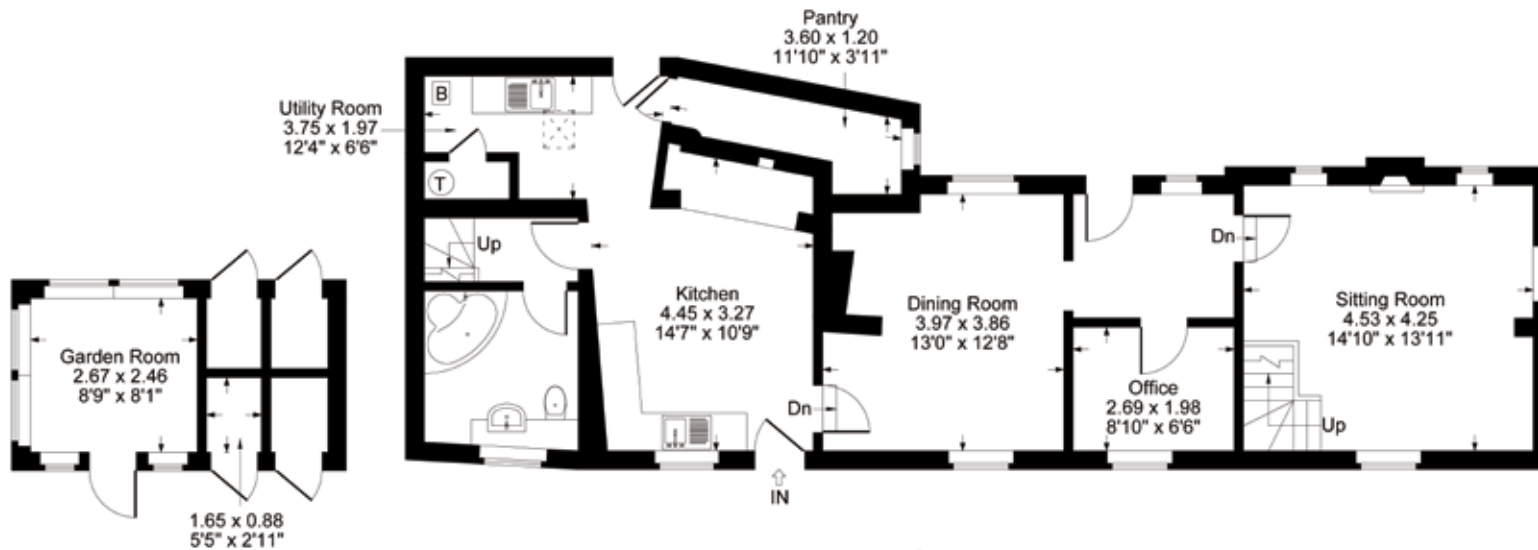
The postcode to the property is CV37 8JY







First Floor



Outbuilding

Ground Floor

Approximate Gross Internal Area = 162.01 sq m / 1743 sq ft

Outbuilding = 11.71 sq m / 126 sq ft

Total Area = 173.72 sq m / 1869 sq ft

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

EPC Exempt









CLARE REEVES  
PARTNER AGENT

Fine & Country Stratford-upon-Avon  
07836 269363  
email: [clare.reeves@fineandcountry.com](mailto:clare.reeves@fineandcountry.com)

Clare's background is in finance, business development, sales and marketing . Over the years I have developed my own property portfolio and have a wealth of knowledge and experience in the property market. One of the areas that I specialize in is properties that have or are currently on the market and have not sold. Using a very energetic and proactive approach, combining years of marketing and sales skills I have an extremely successful track record with 4 out of 5 houses selling in under the average time. Best described as a highly motivated individual, who is determined, self-driven, highly organised and thrives under pressure. With excellent communication and negotiation skills I am a cheerful and outgoing character.

YOU CAN FOLLOW CLARE ON



”

*I've found Clare to be not only utterly professional, but also honest, genuine and sincere. When the relatively straightforward sale of a modest detached home became a bit 'problematic', Clare stepped up and handled the whole thing in her usual cool, calm manner. Simon A 5/12/17*



## FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.



Fine & Country  
Tel: +44 (0)1789 332 600  
[stratford@fineandcountry.com](mailto:stratford@fineandcountry.com)  
5b Chapel Street, Stratford-upon-Avon, Warwickshire CV37 6EP

