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Marigold Cottage, Poplar Terrace. The Green, Alveston, Stratford upon Avon

Guide Price £395,000







Marigold Cottage is a Charming and beautifully presented two double-bedroom, two bathroom terraced home, arranged over two storeys and complimented by a single-storey front extension.

The cottage occupies a prime position in the heart of the village of Alveston, enjoying attractive views across the village green and a substantial detached home enhancing the sense of space and character this desirable location affords. The property successfully combines period charm with thoughtfully updated accommodation and modern comforts throughout. NO UPWARD CHAIN. Energy rating D.

Location

Just two miles from Stratford-upon-Avon, the highly sought-after village of Alveston enjoys an idyllic setting amidst attractive Warwickshire countryside. The village offers an appealing mix of character, period and contemporary homes, together with a historic parish church, village green and the well-regarded Ferry Inn. Additional day-to-day shopping facilities are available in nearby Tiddington, approximately one mile away.

Entrance Porch

Through a stable entrance door into enclosed entrance porch with a coir mat and half glazed double doors leading to:

Inner Hall

Wide staircase with double handrail rising to the first floor and panelled doors leading to the sitting room and dining room.

Sitting Room

11'11" x 11'6" (3.65m x 3.51m)

A charming focal point of the room is the recessed wood-burning stove set within the chimney breast, featuring an exposed brick inlay and slate hearth. Bespoke built-in double-door storage cupboards are







positioned within both chimney recesses, complemented by display shelving above. A radiator provides warmth, while a sash window to the front elevation enjoys an attractive outlook over the cottage garden.

Dining Room

11'5" x 9'2" (3.50m x 2.80m)

A chimney breast with a recessed display niche creates an attractive focal point, flanked by built-in double storage cupboards to both alcoves, each with display shelving above. A radiator is positioned beneath a sash window fitted with shutters to the lower section. A latched door provides access to generous under-stairs nook, while an opening leads to the kitchen.

Modern Fitted Kitchen

8'11" x 8'11" (2.72m x 2.74m)

The kitchen is fitted with an attractive range of base units surmounted by quartz worktops with matching upstands. A Rangemaster double-bowl ceramic sink with mixer tap is complemented by a range of integrated Neff appliances, including an oven, an induction hob with an extractor canopy above, a microwave, a fridge, and a slimline dishwasher. Character features include exposed ceiling beams, while recessed downlighters provide contemporary illumination. A double-glazed window enjoys views over the garden and the flagstone floor benefits from underfloor heating. An opening leads through to:

Side Entrance/ Utility Area

7'0" x 7'0" (2.14m x 2.15m)

A beautifully presented reception area offering a bright and welcoming atmosphere, enhanced by a vaulted ceiling and an exposed timber beam. The matching flagstone floor continues from the kitchen and incorporates an inset coir mat, together with







underfloor heating for added comfort. A range of full-height fitted storage cupboards provides excellent practical storage and houses an integrated washing machine, freezer and wall-mounted gas-fired boiler. A matching fitted base unit with display shelving above offers additional storage, while a door provides access to the front and garden. A further door leads to:

Ground Floor Double Bedroom

12'0" x 9'3" (3.68m x 2.84m)

Radiator, ceiling light point, two double-glazed windows overlooking the garden and door to:

En-suite Shower

Modern-period-style white suite comprising a pedestal wash basin, WC, tiled shower enclosure with shower system and a glazed sliding door, extractor fan, downlighters, chrome heated towel rail. Decorative panelling to dado height, flagstone floor with underfloor heating, windows to front and side aspects.

First Floor Landing

Access roof spacer and doors to:

Bedroom One

12'4" x 11'7" (3.77m x 3.55m)

A spacious, well-proportioned double bedroom enjoying a bright and airy feel, centred around a large sash window. Character features include a decorative recessed fireplace with exposed brick detailing, complemented by bespoke built-in shelving and storage cupboards to either side, and a radiator.

Spacious Bathroom

11'8" x 10'7" (3.58m x 3.25m)

The bathroom is fitted with an elegant period-style white suite comprising a freestanding bath with







side-mounted mixer tap and telephone-style shower attachment, pedestal wash hand basin and WC. Attractive tongue-and-groove panelling and exposed painted floorboards enhance the room's character, while a radiator and chrome heated towel rail provide comfort and practicality. A latched door opens to a useful walk-in storage cupboard with hanging rail, and a sash window to the front elevation allows for plenty of natural light.

Cottage Style Garden

Located at the front of the cottage, the enchanting rose-filled garden is a particular feature of the property, perfectly complementing its period charm and character. A gated paved pathway leads to the front entrance, passing through beautifully stocked flower borders and mature climbing roses that adorn the attractive red-brick elevations, creating a picturesque and welcoming approach. Enjoying a good degree of privacy, the garden provides a delightful setting in which to relax, entertain or simply appreciate the character and tranquillity of this sought-after village location.

Tenure

The property is Freehold with vacant possession upon completion of the purchase.

Services

All mains services are understood to be connected. NB We have not tested the heating, domestic hot water system, kitchen appliances, or other services, and whilst we believe them to be in satisfactory working order, we cannot give warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax

Stratford upon Avon district. Council Tax Band E.












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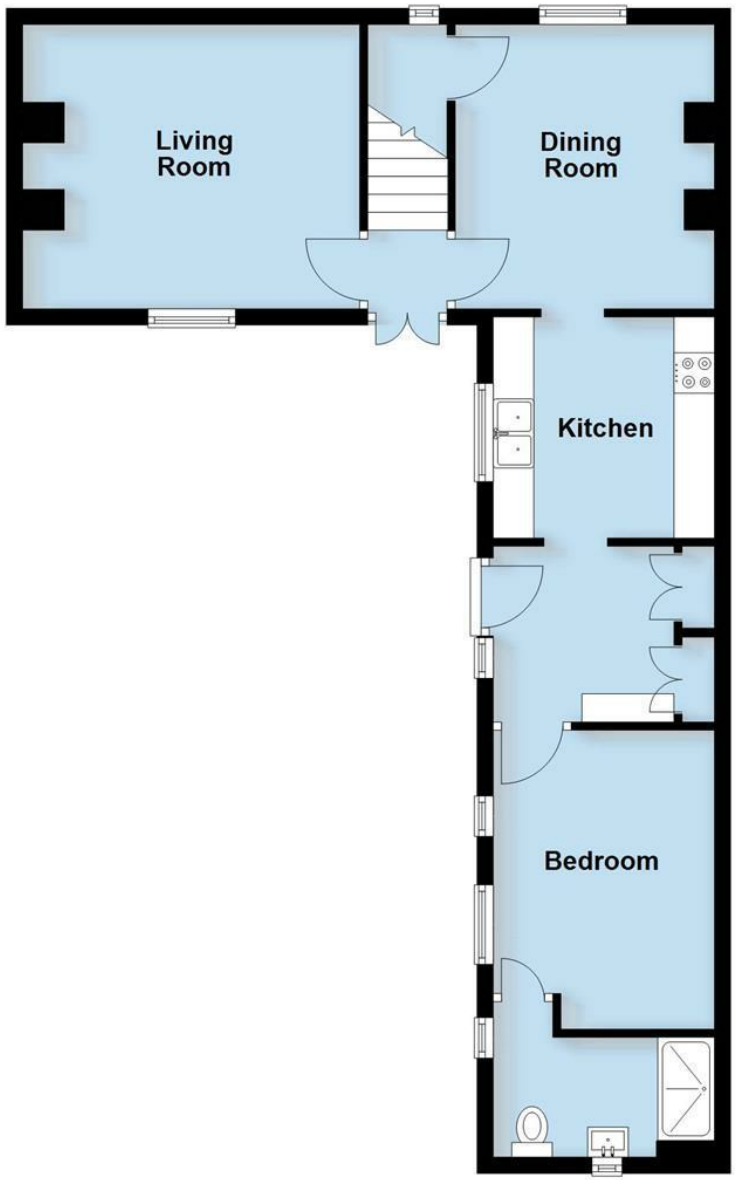






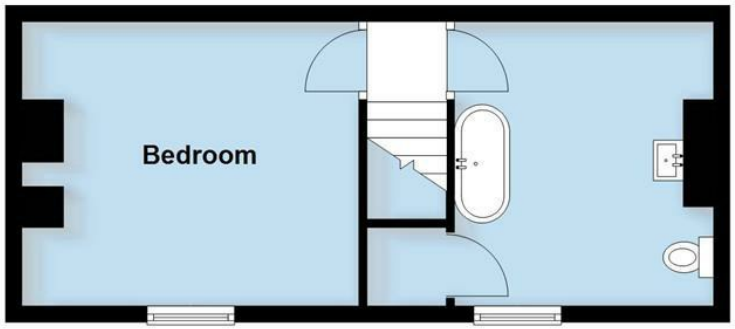
Ground Floor

Approx. 58.6 sq. metres (630.3 sq. feet)



First Floor

Approx. 30.0 sq. metres (322.7 sq. feet)



Total area: approx. 88.5 sq. metres (953.0 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

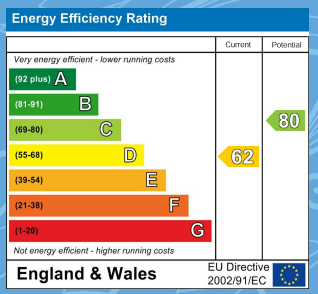
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