

STRATFORD-UPON-AVON

LUDDINGTON



NIKKI HOMES
PROPERTY CONSULTANTS

Hathaway Hamlet, Shottery, Stratford-upon-Avon Offers Over £875,000

3 bedroom cottage for sale | Freehold

****CHECK OUT THE VIDEO TOUR****

This splendid detached Grade II cottage is generously proportioned and boasts a prestigious location, situated directly across from Ann Hathaway's cottage. Offering three spacious double bedrooms, including one with an en-suite, a contemporary family shower room, a dressing room, a quaint cottage kitchen, a delightful lounge and dining room, a charming private garden, and ample parking. With the preservation of all its original features and meticulous restoration, this presents a truly exceptional opportunity to own a piece of history.

Ground Floor:

Stonehouse Kitchens has undergone meticulous restoration, preserving its period charm while embracing contemporary living. This extraordinary cottage boasts a wealth of character, from its lead windows, original wooden doors, and exposed beams to its generous ceiling height.

The spacious lounge features a stunning flagstone floor, partially exposed brick walls, and extends seamlessly from the front to the rear of the property. This well-lit space enjoys windows at both ends, offering enchanting views of the cottage garden. The focal point of the room is the impressive inglenook fireplace, complete with wooden seats on either side and a gas fire. Ample storage cupboards are seamlessly integrated into the room's design.

The flagstone flooring gracefully continues into the dining room, which is generously proportioned and includes a front-facing window. Here, a charming open fireplace nestles in the corner, complemented by original built-in shelving, partially exposed brick walls, and three feature windows set into the internal wall that separates the lounge from the dining area. A convenient door connects the dining room to the kitchen, making it an ideal space for entertaining.

The modern kitchen maintains the cozy ambiance of a cottage kitchen and offers delightful garden views. It boasts abundant storage, a built-in oven, an induction hob, integrated appliances (including a wine cooler), an island, and sleek granite work surfaces. The original bread oven is a captivating feature within the inglenook fireplace, surrounded by partially exposed brick walls and the flagstone floor. A door from the kitchen provides easy access to the garden.

First Floor:

Ascend the wooden staircase to the first-floor landing, a spacious area that can accommodate an additional snug or study space, featuring a prominent window with garden views.

The first floor hosts two generously sized double bedrooms, both complete with ample built-in storage, partially exposed brick walls, wooden beams, delightful views, and one even retains its original fireplace. The family shower room has undergone recent refurbishment and now boasts a sunken shower, a marble basin set into a marble washstand, a WC, and a charming original dovecote window. Additional storage is conveniently situated on the landing.

Second Floor:

The master bedroom occupies the entire second floor and is a truly impressive and stunning space. With its original wooden vaulted ceiling, reaching approximately 16 feet in height, wooden floors, partially exposed brick walls, and two large feature windows along with a Velux window, this room is a true gem. Abundant built-in storage is thoughtfully integrated, and the room benefits from a separate dressing room, complete with additional built-in storage and a feature window.

The modern and well-presented en suite boasts a rain head shower, a contemporary basin set into a vanity unit, and a WC.

PLEASE NOTE:

Services

Mains electricity, gas and water are connected to the property. Drainage is via the main system. NB We have not tested the heating, domestic hot water system, kitchen appliances or other services and whilst believing 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

Local Authority: Stratford District Council 01789 267575.

Viewings

Strictly by prior appointment via the selling agent.

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Please Note:

1: These particulars do not constitute part or all of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.

- 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 3: Potential buyers are advised to re-check the measurements before committing to any expense.
- 4: Nikki Homes has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers' interests to check the working condition of any appliances.
- 5. No person in the employment of Nikki Homes has any authority to make or give any representations or warranty whatsoever in relation to this property on behalf of Nikki Homes, nor enter into any contract on behalf of the Vendor.
- 6: Nikki Homes has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Tenure: Freehold

Garden details: Private Garden



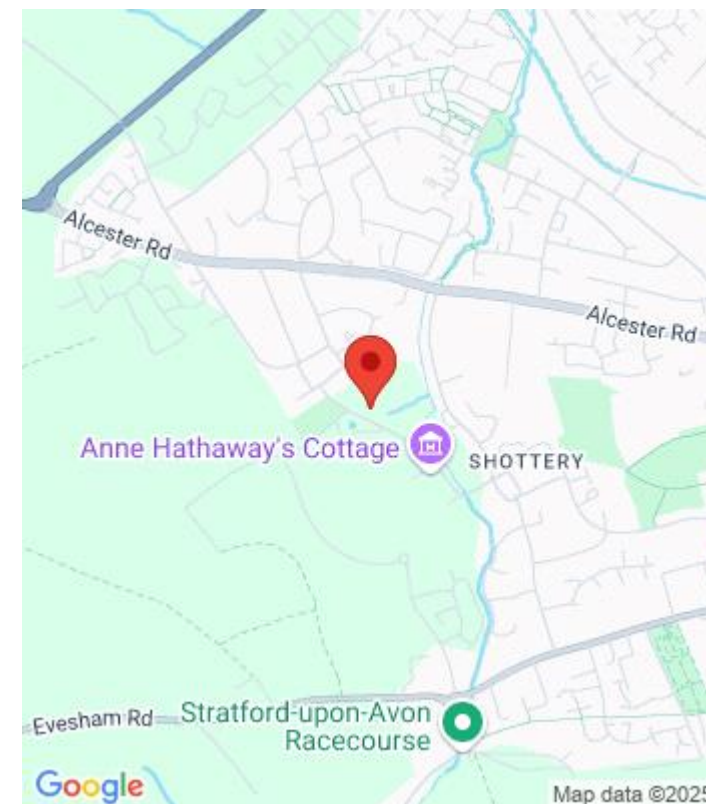
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

NOT TO SCALE

Approximate Total Floor Area
194.56 Sq m - 2094 Sq ft



This plan is for illustration purposes only.



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