



4 Bed Semi-Detached | Aston Cantlow Road, Wilmcote | Offers in Region of £550,000

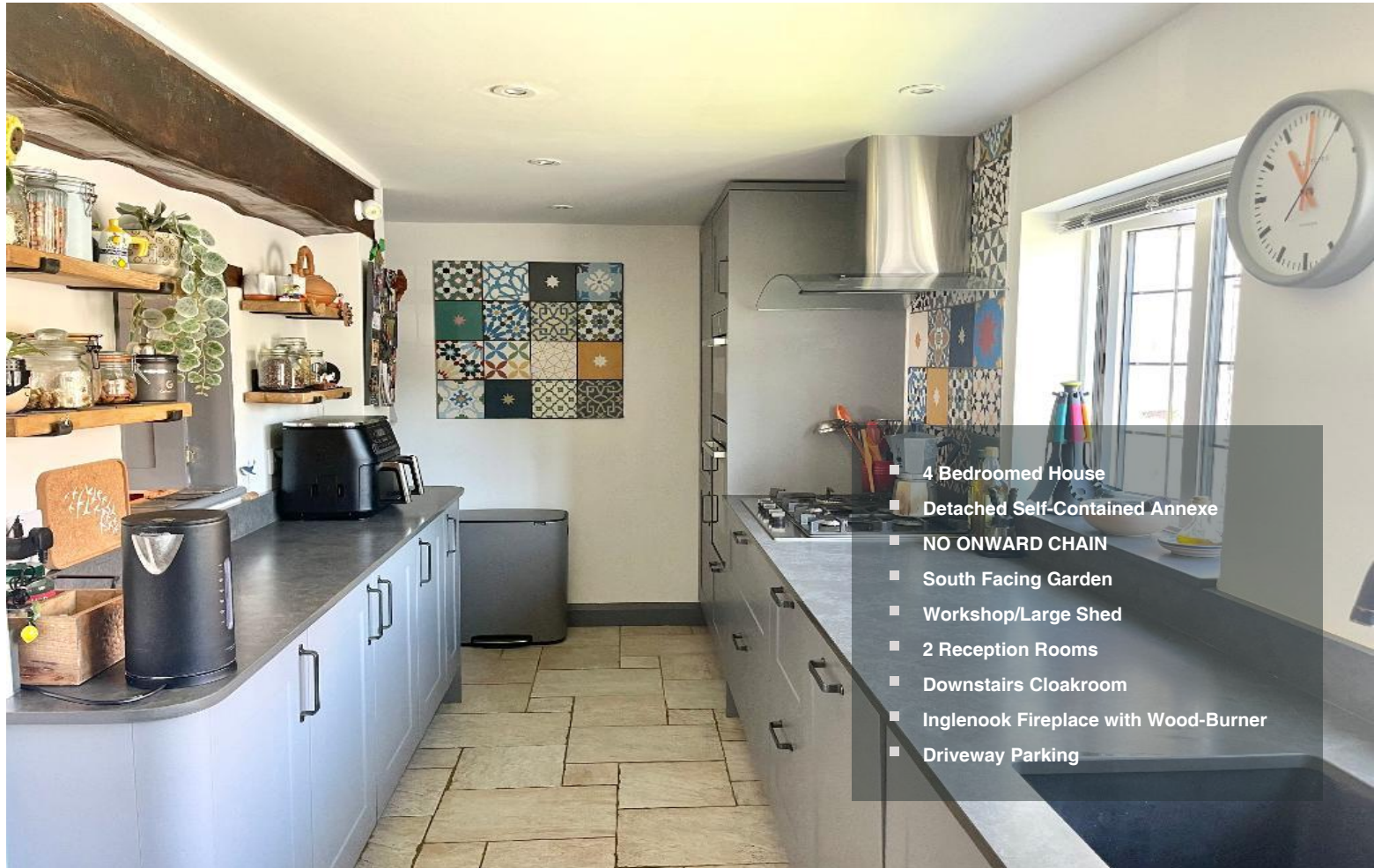
## Description

Welcome to this enchanting four-bedroom cottage located in the picturesque village of Wilmcote, just a short drive from the historic town of Stratford upon Avon. This charming home offers an idyllic blend of traditional character and modern convenience, making it the perfect retreat for families or those seeking a tranquil village lifestyle. With the added benefit of a detached annexe, "The Nest," this property provides fully equipped self-contained accommodation for guests.

Upon entering the main house, you are greeted by a welcoming reception hall/dining area, leading to a spacious lounge. This cosy living area features an inglenook fireplace with a wood-burning stove, creating a warm and inviting atmosphere perfect for family gatherings or quiet evenings in. The adjacent dining room is ideal for entertaining, with ample space for a large dining table and direct access to the beautiful south-facing garden. The well-appointed kitchen offers modern appliances and plenty of storage, making it a delight for any home cook.

The first floor of the main house comprises 2 double bedrooms, a single bedroom/study and a stylish family bathroom. The second floor boasts a further double bedroom providing a private sanctuary away from the rest of the home.

The detached annexe, affectionately known as "The Nest," offers versatile living accommodation with its own private entrance. The ground floor features a fully equipped kitchen, a comfortable lounge/dining area, and a modern shower room. Upstairs, the mezzanine provides a cosy sleeping



- 4 Bedroomed House
- Detached Self-Contained Annexe
- NO ONWARD CHAIN
- South Facing Garden
- Workshop/Large Shed
- 2 Reception Rooms
- Downstairs Cloakroom
- Inglenook Fireplace with Wood-Burner
- Driveway Parking

space, making it perfect for guests.

The south-facing garden is a true highlight of this property, featuring raised beds, mature planting, and a well-maintained lawn. A generous patio and a further delightful seating area at the bottom of the garden offer plenty of space for outdoor dining and relaxation. Additionally, the large garden shed/workshop, equipped with power and water, currently serves as storage and a utility room, offering further versatility.

Wilmcote is a charming canalside village steeped in history, known for its beautiful countryside, friendly community, and proximity to Stratford upon Avon. The village is the home of Mary Arden's Farm and offers local amenities, including a primary school, village hall, social club, train station, parks, well-equipped children's play area, a village shop and a pub. With its rich heritage and picturesque surroundings, Wilmcote is an ideal location for those seeking a peaceful yet convenient lifestyle.

This property also benefits from driveway parking for two cars and is offered with no onward chain, ensuring a smooth and hassle-free move. Don't miss the opportunity to own this stunning cottage with its delightful annexe in the heart of Wilmcote. It truly offers the best of village living with the added bonus of flexible and charming accommodation.

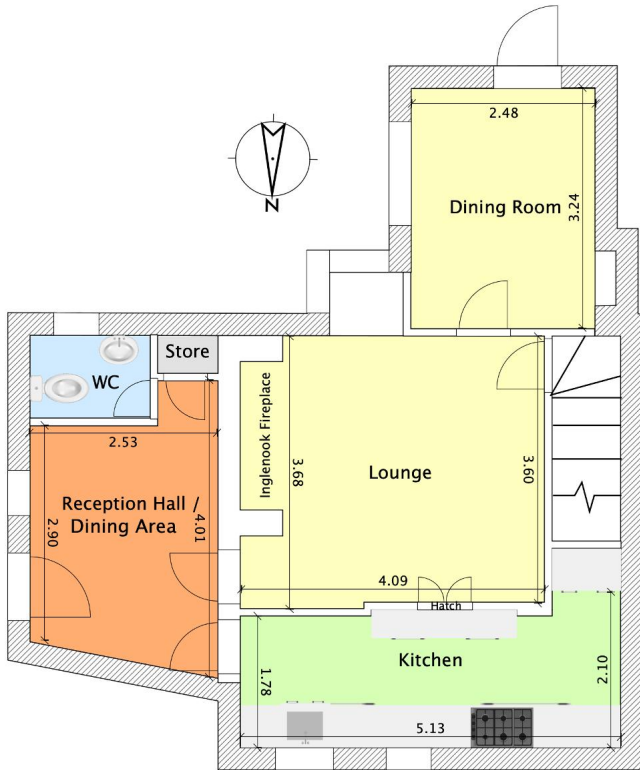
**Disclaimer:** These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.



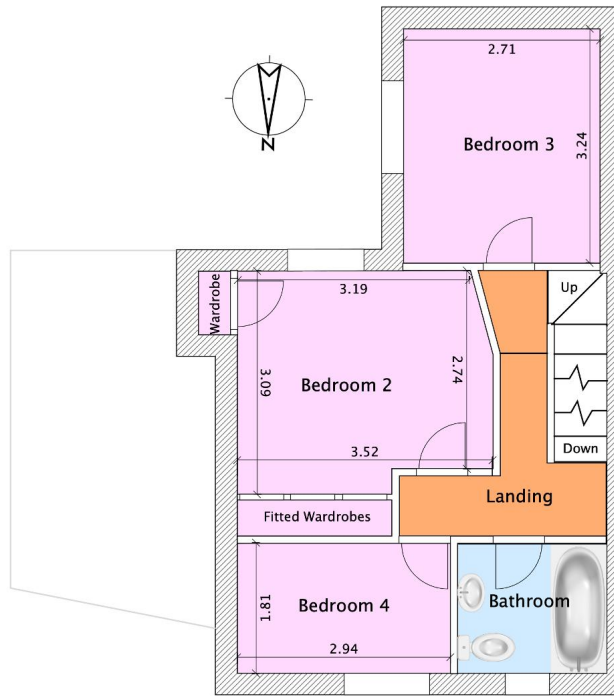








**GROUND FLOOR**



**FIRST FLOOR**

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

## CONTACT US

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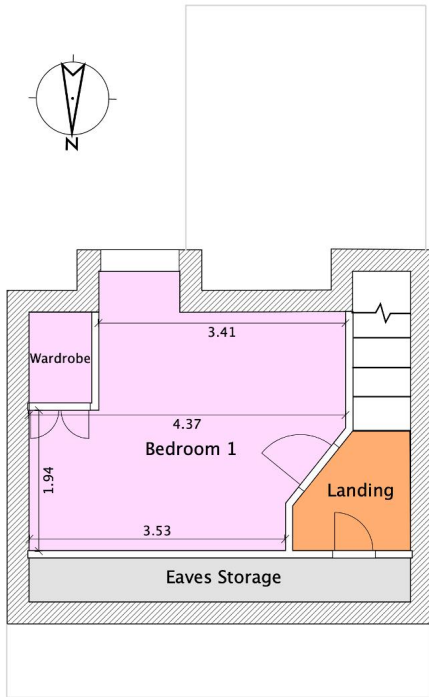
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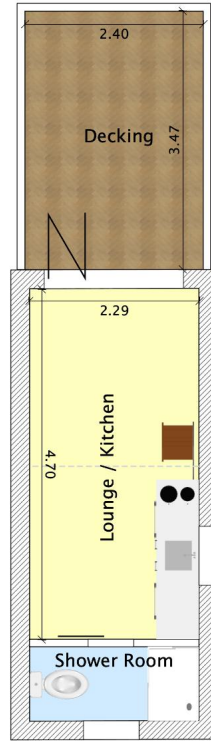
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Indicative floor plans for illustration purposes only

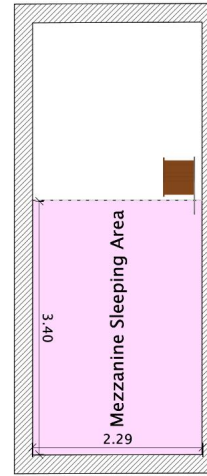
SECOND FLOOR



GROUND FLOOR

Indicative floor plans for illustration purposes only

ANNEXE



FIRST FLOOR