



**VAUGHANREYNOLDS**  
ESTATE AGENTS

11 Woodcot Park  
Wilmcote, Stratford-Upon-Avon, CV37 9XT



### The Property

Nestled in a prime position within the popular Woodcot Park residential development in the heart of Wilmcote, this detached lodge has been thoughtfully updated by the current owner over recent times and is now being offered as a turnkey home with no upward chain. There is an age restriction of 50 and over in order to qualify for the park, and the units can be occupied as a permanent or holiday home for 365 days of the year. Pets are also allowed, which is great benefit. The unit in question is approximately 30' x 20'.

In brief the accommodation on offer comprises; An enclosed lobby leads to the kitchen which is equipped with comprehensive range of storage, inset sink and space for freestanding white goods. An inner door then leads though to a generous living and dining room, which is filled with natural light through dual aspect windows and further enjoys a central fireplace with feature exposed brickwork. A second door then leads to the outside. There are two bedrooms, and a modern bathroom with a white suite comprising panel bath with shower over, low level WC and wash hand basin in vanity unit.





Externally, the property occupies a generous mature plot that surrounds all sides. To the front, an area of shaped lawn provides a pleasant first impression and a gravel driveway affords private off-road parking. To the rear, a further area of lawn and paved patio serves as a great space to entertain. There is also a sectional garden shed and workshop with power. Additional parking is provided for residents and guests in the main carpark area.

### The Location

Wilmcote is a delightful small village, lying approximately three and a half miles north-west of Stratford-upon-Avon. It is a thriving village with a local shop, Country Inn, excellent junior and infant school and railway station. Wilmcote is ideally placed for access to Stratford-upon-Avon, as well as the towns of Solihull, Warwick and Leamington Spa. The village is surrounded by delightful Warwickshire countryside providing bridleways and countryside walks. The NEC, Birmingham International Airport and Railway Station, together with the M40, are also readily accessible.



### Floor Plan



This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.

## GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Leasehold. Park Lease agreement terms TBC.

Ground Service Charge: £134.87 per calendar month.

Services: There is a single supply for electricity, gas, water and drainage to site. Each of the residents have their own metered system, whereby monthly contributions are made to cover the utilities used on a lodge by lodge basis.

Local Authority: Stratford Council Tax Band A

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