



**VAUGHANREYNOLDS**  
ESTATE AGENTS

Coach House, Cottage Lane  
Shottery, CV37 9HH





## The Property

Nestled within a discreet backwater setting in a leafy conservation area towards the edge of Shottery Village, ideally positioned to take advantage of the countless local attractions and amenities available in the surrounding area and Stratford upon Avon town centre, this unique home affords an immense level of versatility, ideally suited to a multi generation family, home workers or those with a desire to supplement their income by way of holiday or longer term lets. Comprising two self-contained dwellings, in a courtyard setting with additional woodland, this characterful property requires viewing to be fully appreciated.

Being set in a private enclave of two other similar homes, a gravel driveway provides access to a double garage and through an archway with secure remotely operated gate, you enter a delightful courtyard with an expanse of lawn ahead, mature planted borders and paved pathways leading to the two separate properties..

The main house is due west facing, and the accommodation in brief comprises an inner lobby with stairs off, leads to a pleasant dining room with feature vaulted ceilings, inset period stove, and tiled flooring throughout with under-floor heating. The kitchen is modest but well equipped with a range of storage and appliances, complimented by contrasting marble worksurfaces over. The heart of this home however is the impressive dual zone living space, affording two areas for seating, filled with natural light through dual aspect windows and enjoying a mixture of finishing textures of timber, stone and brick.

The main bedroom is located to the ground floor, boasts impressive proportions, a bank of fitted wardrobes and a spacious en-suite bath and shower room. There is a second, equally well-proportioned bedroom to the first floor, enjoying a light and airy feel with a vaulted ceiling, fitted wardrobe and en-suite shower room











The guest cottage provides a versatile addition to the main house and could serve as a multipurpose space for both guest and home working if required. To the ground floor, there is a fully equipped breakfast kitchen and reception room off. Stairs rise to the upper floor, where a generous living and dining space boasts vaulted ceilings and a walk out balcony to front. Doors lead off to two bedrooms, a shower room and separate WC. A double garage is located below and provides secure car storage

Externally, the grounds in all extend to approximately 0.8 of an acre and comprise an expanse of lawn with well stocked borders and an enclosed copse filled with a variety of mature trees. This secret oasis is the perfect place to connect with nature or serves as the perfect play space for children.

### The Location

Stratford-upon-Avon is internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre. It 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 which provides South Warwickshire with a wide range of national and local stores, fine restaurants, a good choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, swimming pool and leisure centre, race course, the nearby north Cotswold Hills as well as the River Avon for anglers and boating enthusiasts.



The town is well served by trunk road/motorway and rail communications with regular train services to Birmingham Moor Street and London Marylebone (via Warwick Parkway/Leamington Spa stations), whilst junction 15 of the M40 motorway is situated within about 15 minutes drive. Birmingham International Airport, the National Exhibition and Agricultural Centres and International Convention Centre are all located in under one hour's travel whilst other well known business centres including Warwick & Leamington Spa, Coventry, Evesham, Redditch and Solihull are all readily accessible.





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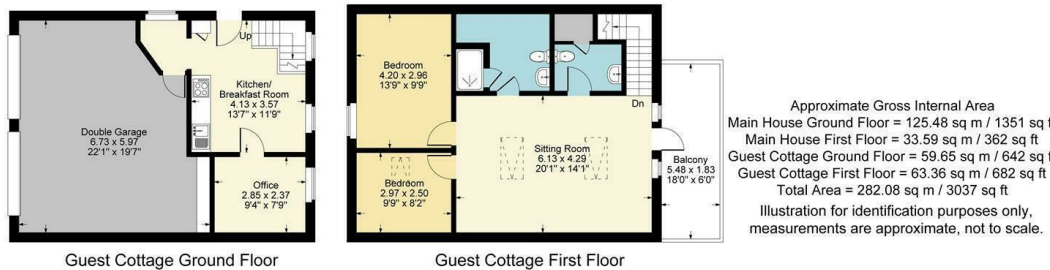
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0.80 acre(s)



The Coach House, Cottage Lane, Shotton, Stratford upon Avon



Approximate Gross Internal Area  
 Main House Ground Floor = 125.48 sq m / 1351 sq ft  
 Main House First Floor = 33.59 sq m / 362 sq ft  
 Guest Cottage Ground Floor = 59.65 sq m / 642 sq ft  
 Guest Cottage First Floor = 63.36 sq m / 682 sq ft  
 Total Area = 282.08 sq m / 3037 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

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 Freehold with vacant possession upon completion of the purchase.

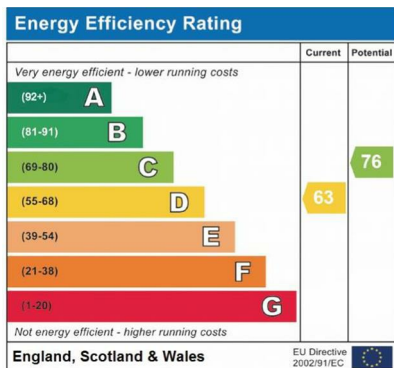
Services: All mains services are understood to be connected to the property.

Local Authority: Stratford, Council Tax Band H

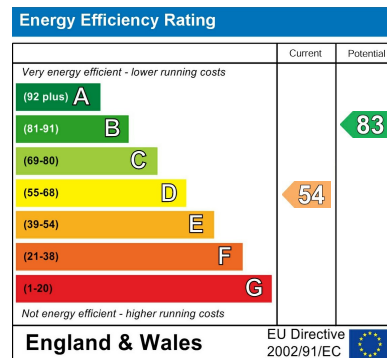
In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in their employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

The Coach House



The Annexe



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