



VAUGHANREYNOLDS
ESTATE AGENTS

The Summer House
Alderminster, Stratford-Upon-Avon, CV37 8NX



The Property

This classic detached home offers surprisingly spacious living across two levels and sits on a large, well-established plot. It's perfectly located to enjoy the village's amenities and attractions, making it a great fit for a variety of buyers.

Set back from the road with a wide entrance, the interior features a welcoming entrance hall and stairs to the upper floor.

The living room has a period style feature fireplace and double doors out on to the gardens. The kitchen/dining area is a recent extension to the property and offers a light and bright space. The kitchen is well equipped with both eye and floor level cabinets and includes an induction hob, oven and integrated dishwasher.

The property has three double bedrooms to the ground floor with the principal bedroom having an en-suite shower room.

To the first floor is a useful study pace and access to ample loft storage areas.

The large driveway that offers plenty of off-road parking and leads to a single garage . The rear garden is well-maintained, mostly laid to lawn, and includes terrace paving along with various trees and shrubs, creating a lovely green backdrop.







The Location

Located on the A3400, the picturesque village of Alderminster is at the gateway to The Cotswolds. It is midway between Stratford-upon-Avon and Shipston-on-Stour. During the 1870s a local landowner built 24 houses in Alderminster. Today there are over 240 houses in the village, a campervan showroom/garage, and The Bell Inn, a multi award-winning modern-day country pub with restaurant and accommodation. The village has retained its rural character and successfully blends the old with the new.





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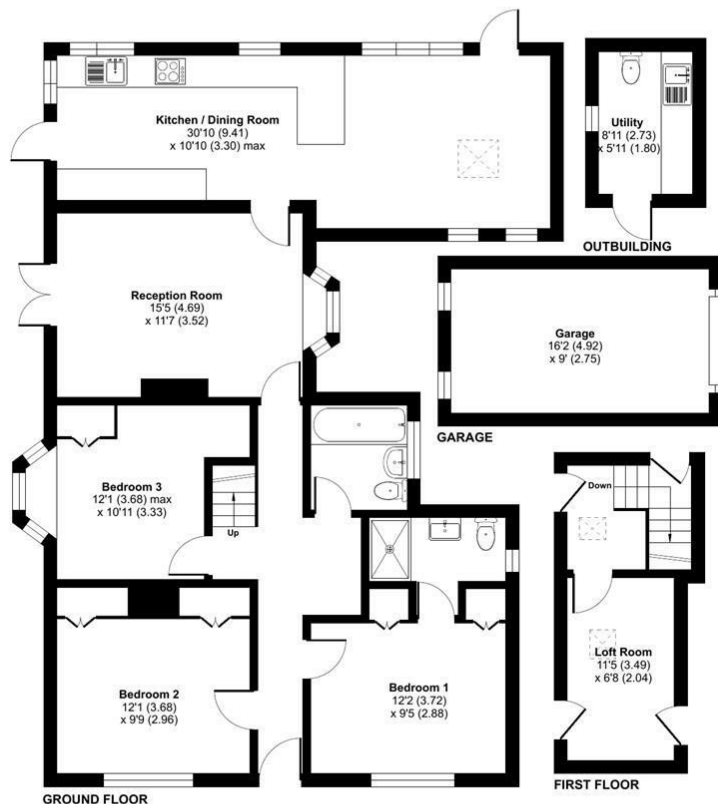


acre(s)

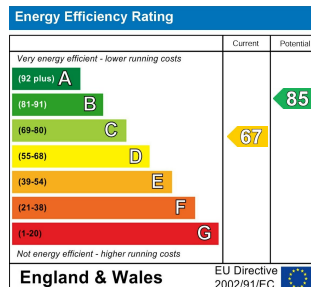
Alderminster, Stratford-upon-Avon, CV37



Approximate Area = 1255 sq ft / 116.5 sq m
 Garage = 146 sq ft / 13.5 sq m
 Outbuilding = 53 sq ft / 4.9 sq m
 Total = 1454 sq ft / 134.9 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Vaughan Reynolds. REF: 1282697



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 D

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