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ESTATE AGENTS

1 Manor Cottage
Dorsington, CV37 8AU



The Property

Nestled in the idyllic village of Dorsington, just moments from the historic charm of Stratford-upon-Avon, 1 Manor Cottage offers a rare opportunity to own a beautifully extended period home that seamlessly blends timeless character with contemporary living. Set within grounds approaching 0.85 acres, this exceptional residence is far more than a cottage—it's a lifestyle.

From the moment you step inside, you're welcomed into a thoughtfully designed home where tradition meets transformation. With over 1,800 sq ft of versatile accommodation, the heart of the house is the stunning open-plan kitchen, dining and family area—designed for connection, comfort and entertaining. Dual-aspect folding doors invite the outdoors in, while the log burner ensures cosy evenings all year round. A separate sitting room provides a peaceful retreat, and a utility room and cloakroom add everyday practicality.

Upstairs, four beautifully presented bedrooms offer restful retreats for all the family. The principal bedroom is a sanctuary in itself, featuring a sleek, modern en-suite. A further high-quality family bathroom serves the remaining rooms with style and ease.

Outside, the enchantment continues. Landscaped gardens wrap around the home, offering a perfect blend of formal and family-friendly spaces—from sun-drenched lawns to a fragrant herb garden alive with seasonal colour.







But what truly sets this property apart is its extraordinary potential beyond the cottage walls. A separate paddock houses a remarkable 2,000 sq ft detached workshop—ideal for classic car enthusiasts, creatives, or entrepreneurs seeking a commercial base. Complementing this is a timber-framed lodge, currently configured as a home office with WC, but equally suited as a games room, studio, or private retreat.

Surrounded by over 6,000 acres of protected Heart of England countryside, life at Manor Cottage is defined by beauty, space and freedom. Whether you're seeking a family haven, a flexible work-from-home solution, or the chance to run a business in a unique setting, this one-of-a-kind home delivers it all.

1 Manor Cottage—A rare blend of rural charm and limitless potential.

Your next chapter starts here.

The Location

The desirable village of Dorsington has its own Victorian Church and village green and is surrounded by the Heart of England Forest. It is seven miles distant from the market town of Stratford-upon-Avon with its wealth of shops, restaurants and recreational facilities. For everyday needs there are local amenities such as pubs, a village shop, butcher and hair salon in nearby Welford-on-Avon. Primary schooling can be found in both Welford-on-Avon and Pebworth, whilst excellent secondary schools in the area include Stratford-upon-Avon Grammar School, The Croft Preparatory School, Warwick Preparatory School and Public School for Boys and King's High School for Girls. There are rail links to London from nearby Honeybourne.





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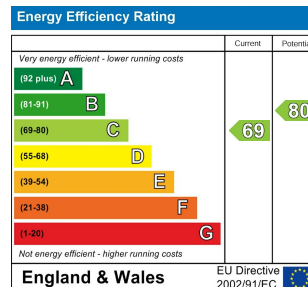


0.85 acre(s)



Total area- approx. 353.7 sq. metres (3807.2 sq. feet)

DISCLAIMER- Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



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: Mains water, electricity and private drainage. Oil fired central heating.

Local Authority: Stratford, Council Tax Band C

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VAUGHANREYNOLDS
ESTATE AGENTS

10 Union Street, Stratford upon Avon CV37 6QT

T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk