



VAUGHANREYNOLDS
ESTATE AGENTS

The Cottage, Milcote Works
Milcote, Stratford-Upon-Avon, CV37 8JJ



The Property

Occupying a truly idyllic setting on the rural fringe of Stratford-upon-Avon, The Cottage enjoys a wonderfully peaceful position surrounded by open countryside, whilst remaining within easy reach of the town's exceptional range of amenities. Approached via a long private driveway that meanders through open fields, the arrival immediately sets the tone, offering a rare sense of privacy and tranquillity that is increasingly difficult to find.

Forming part of the historic Milcote Works, this charming attached cottage presents an exciting opportunity for buyers seeking a characterful home in an enviable countryside setting. Beautifully liveable from day one, the property also offers scope to further enhance and personalise, creating a home tailored to individual tastes and requirements.

The accommodation is both welcoming and practical. An inviting reception hall provides the first impression, with stairs rising to the first floor and access to a comfortable sitting room, centred around an attractive feature fireplace that creates a warm and relaxing atmosphere. A generous dining room provides an ideal space for entertaining or everyday family living, flowing naturally into the well-equipped kitchen. Beyond, a rear lobby with garden access leads to a useful utility area and valuable storage room, adding flexibility and practicality to everyday life.

To the first floor, a central landing serves two well-proportioned double bedrooms, both enjoying delightful far-reaching views across the surrounding countryside, together with a stylish modern shower room.

Outside, the property enjoys a generous mature garden, mainly to side, offering a wonderful space for outdoor dining, gardening or simply relaxing whilst taking in the peaceful surroundings. Parking is conveniently provided to the front of the property, completing what is a delightful village-edge home in an exceptional rural setting.





**** To note, the neighbouring property is also for sale if a buyer was interested in a wider opportunity ****

The Location

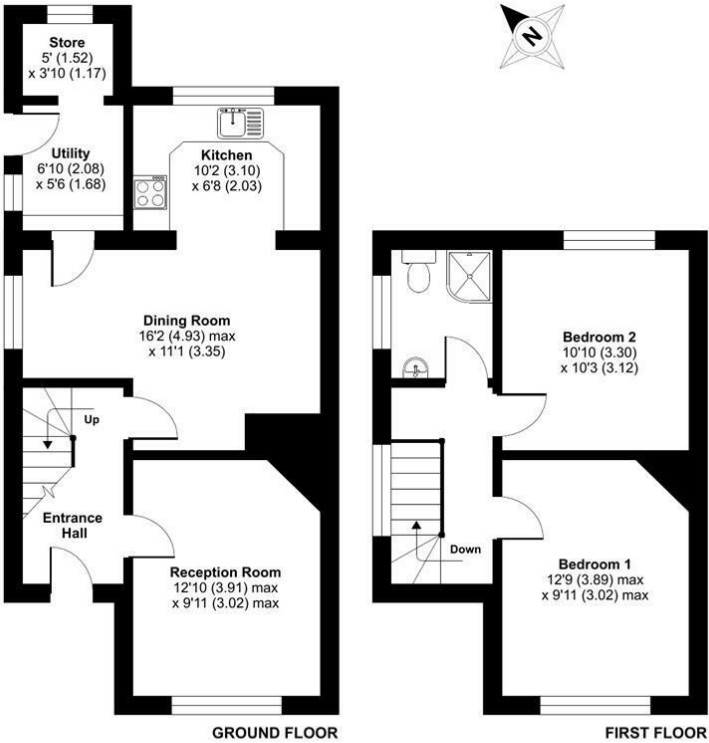
Stratford-upon-Avon is internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre. It attracts almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town which provides 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.

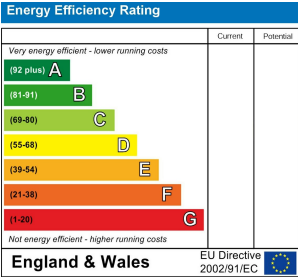


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Approximate Area = 859 sq ft / 79.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nicherecom 2026. Produced for Vaughan Reynolds. REF: 1495709



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. NB. Some of our images may have been enhanced using CGI.

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 electricity, water and drainage. Oil Fired central heating are understood to be connected to the property.

Local Authority: Stratford, Council Tax Band C

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.

VAUGHANREYNOLDS
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10 Union Street, Stratford upon Avon CV37 6QT
T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk