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ESTATE AGENTS

Croft Cottage, Church Lane
Alveston, Stratford-Upon-Avon, CV37 7QJ

The Property

Nestled in the leafy heart of one of Stratford-upon-Avon's most desirable villages, just moments from the historic St James Church, Croft Cottage is a delightful period home that perfectly balances heritage charm with contemporary style. Beautifully presented throughout, this attached cottage has been thoughtfully updated to create an inviting home that feels both characterful and refreshingly modern, making it equally suited as a permanent residence or an elegant lock-up-and-leave retreat. Offered to the market with no upward chain, opportunities to acquire homes of this calibre and location are increasingly rare.

Stepping inside, an inviting entrance lobby leads into a wonderfully cosy sitting room where exposed beams, bespoke alcove shelving and a striking brick fireplace with inset log-burning stove combine to create a warm and welcoming atmosphere. There is ample room for relaxed seating, together with space for a small dining table, making this a versatile everyday living space.

To the rear, the breakfast kitchen is both practical and stylish, fitted with an excellent range of cabinetry complemented by solid timber work surfaces, integrated appliances and a breakfast bar for informal dining. A door opens directly into a rear passage with stores, and onward to the front terrace, a peaceful spot that enjoys the morning sunshine that provides the perfect place to enjoy a morning coffee or unwind at the end of the day.







The first floor continues to impress. A naturally bright landing, enhanced by a Velux roof light and useful built-in storage, leads to a generous principal bedroom complete with fitted wardrobes and a truly exceptional en-suite bathroom. Beautifully appointed, this luxurious space features a freestanding roll-top slipper bath, wash hand basin and WC, creating an indulgent retreat rarely found in a home of this size. A second well-proportioned bedroom is served by an equally stylish principal shower room, finished with high-quality fittings and contemporary tiling.

Croft Cottage offers a wonderful opportunity to embrace village living without compromise. Combining period elegance, modern comfort and an enviable location in the heart of Alveston, it is a home that will appeal to a broad range of buyers seeking charm, convenience and a lifestyle to match.

N.B. Parking is on road on a first come, first served basis.

The Location

Lying just two miles from Stratford-upon-Avon and bordered on three sides by the River Avon, the much sought-after village of Alveston enjoys an idyllic location set amidst attractive Warwickshire countryside. It offers a wide variety of character, period and modern cottages and houses, together with an historic church, village green and the highly regarded Ferry Inn. Local shopping facilities are readily available in Tiddington, about a mile distant.





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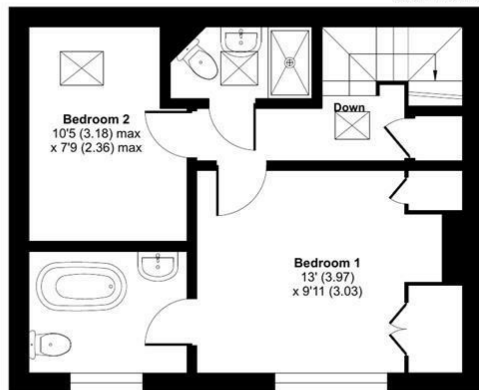
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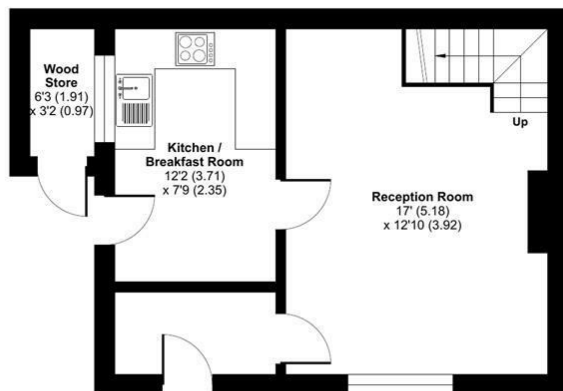
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Approximate Area = 722 sq ft / 67.1 sq m
Outbuilding = 20 sq ft / 1.8 sq m
Total = 742 sq ft / 68.9 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Vaughan Reynolds. REF: 1494865

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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. N.B. Some of the images used 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: All mains services 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.

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