



VAUGHANREYNOLDS
ESTATE AGENTS

Bluebell Cottage, Alcester Road
Stratford-Upon-Avon, CV37 9RJ



The Property

Nestled within a mature, leafy setting just off Alcester Road, Bluebell Cottage is a delightful former farm worker's cottage offering a rare opportunity to create a bespoke countryside retreat close to Stratford-upon-Avon. Tucked away along a private gravel driveway, this characterful home enjoys both seclusion and superb transport links, being ideally positioned near the junction of the A46.

Steeped in period charm, the cottage would now benefit from upgrading and modernisation, providing an ideal canvas for extension or reconfiguration, subject to the necessary consents. The approach is particularly appealing, with a traditional picket fence and central gate leading to a generous fore garden that could be attractively landscaped to provide off-road parking, while still retaining a good-sized plot which extends further to the side and rear.

The accommodation includes a welcoming hallway with stairs rising to the first floor, a cosy reception room featuring an attractive fireplace, and an inner door leading to the breakfast kitchen. Beyond this lies a useful utility room and a lean-to conservatory, providing additional practical space and pleasant garden views. Upstairs, there are two comfortable bedrooms and a bathroom fitted with a white suite, completing the layout of this charming home.

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Further details on the additional lots are available upon request.





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.



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.

Agents Note:

1. The neighbouring property, Rose Cottage is also available for sale.
2. The neighbouring land, which extends to approximately 2.7 acres is also available for sale.
3. All three lots share access over the gravel track from Alcester Road.

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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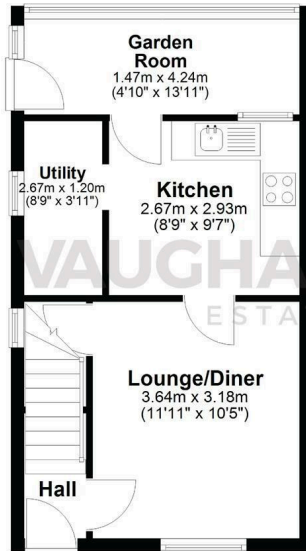
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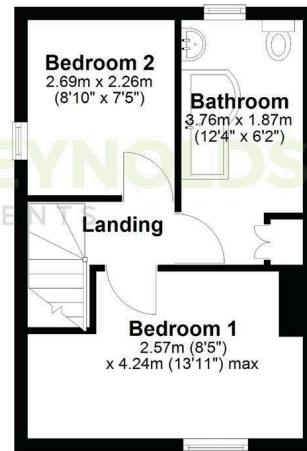
Ground Floor

Approx. 33.8 sq. metres (363.6 sq. feet)



First Floor

Approx. 27.2 sq. metres (293.0 sq. feet)



Total area: approx. 61.0 sq. metres (656.6 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	