



VAUGHANREYNOLDS
ESTATE AGENTS

Virginia Cottage, 2 The Yard
Bearley, CV37 0SN



The Property

Virginia Cottage is a delightful one bedroom period cottage, tucked away within a peaceful and leafy backwater setting in the heart of the sought-after village of Bearley. Full of character and beautifully presented, this charming home offers an appealing opportunity for those seeking a permanent residence, weekend retreat, holiday home or buy-to-let investment.

Tastefully updated by the current owners, the cottage is ready for immediate occupation and provides an attractive, low-maintenance alternative to a larger home, without compromising on character or outside space.

Set within a pretty row of similar period cottages, a shared driveway leads to a surprisingly generous private parking area, garden and useful stores, all belonging exclusively to the property. To the front, a separate garden provides an inviting space for outdoor dining and entertaining before leading to the cottage itself.

Inside, the ground floor has been opened up to create a welcoming living space, with wood flooring running throughout. Exposed beams and an attractive exposed brick fireplace with inset log burner bring warmth and character, complemented by useful integrated storage. The living area flows naturally into a well-equipped kitchen, creating a sociable and practical space.

Stairs rise to the first floor where a double bedroom features further exposed beams, built-in wardrobe and shelving. Alongside is a particularly generous bathroom, fitted with a bath, separate shower enclosure, WC and wash hand basin.





A space-saving staircase continues to a useful loft room, providing valuable additional space that could lend itself to a variety of uses depending upon individual requirements.

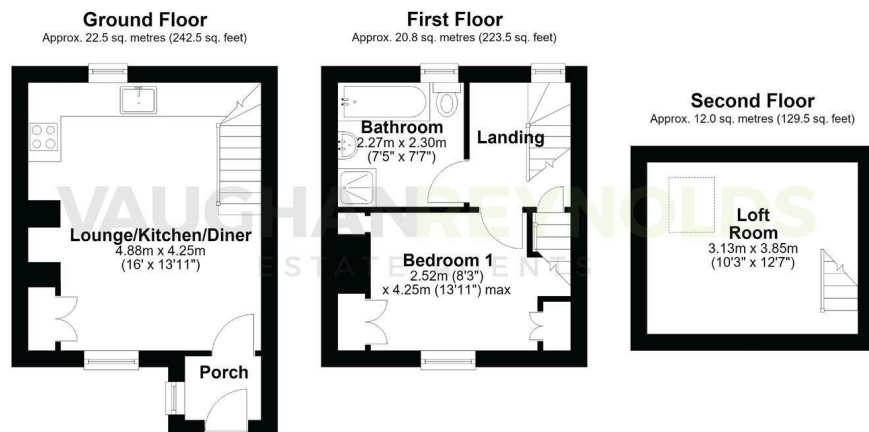
Quaint, characterful and wonderfully easy to enjoy, Virginia Cottage is a rare little home in a beautiful village setting, combining the tranquillity of its tucked-away position with excellent access to Stratford-upon-Avon, Henley-in-Arden and the surrounding Warwickshire countryside.

The Location

Bearley is a popular Warwickshire village lying approximately five miles north of Stratford-upon-Avon. It is surrounded by attractive open countryside yet lies only five miles from Stratford-upon-Avon, which offers an extensive range of excellent shopping, sporting, cultural, social and recreational amenities.

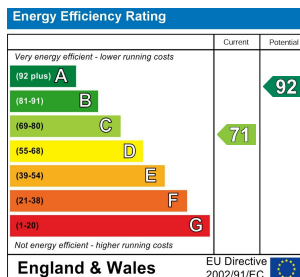
The village enjoys the benefit of its own village hall, Bearley Sports and Social club, historic church, popular golf course and gliding club. Bearley Railway Station provide regular train services between Stratford-upon-Avon and Birmingham, all of which are located within easy reach. Junction 15 of the M40 motorway lies approximately six miles distant, enabling fast travelling throughout the Midlands conurbation and beyond, whilst there are regular mainline train services from Warwick Parkway to London.





Total area: approx. 55.3 sq. metres (595.5 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. NB. Some of our images may have been enhanced using AI.

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

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