



Ash Lane, Bearley
Stratford-Upon-Avon, CV37 0SP

£225,000



Are you drawn to properties with charm and character? Are you looking for commuting convenience but without living in the hustle and bustle of a city or town? Then look at this enchanting two-bedroom, semi-detached cottage in the heart of the village known by locals as 'old' Bearley.

This cottage boasts gorgeous exposed beams, cosy living room featuring a fireplace with log burner and stripped doors. A bonus to this cottage is the detached garage and two parking spaces, then to add there is the generous, private and secluded garden that is separate from the house, located a short walk down the lane.

The property is accessed via the front door into an inner lobby with a further door opening into the living dining room. This is one of those rooms that immediately makes you feel at home. The fireplace with log burner is a good focal point and there is plenty of space for comfy armchairs, sofas and dining table this is the ideal space to snuggle in on those cold winter nights. A door leads off into an inner hall giving access to the kitchen and staircase.



Located to the side and rear of the property is the kitchen. The kitchen, although compact and bijoux has space for all appliances needed. The chef of the house will have everything readily at their fingertips.

Heading upstairs on the landing there is a built-in wardrobe and loft hatch, and doors off to all rooms. There are two bedrooms, a double and a single, both bedrooms boast exposed beams, reminding you of the age of the property. To complete the accommodation upstairs, there is a bathroom fitted with a three-piece suite having an electric shower over the bath.



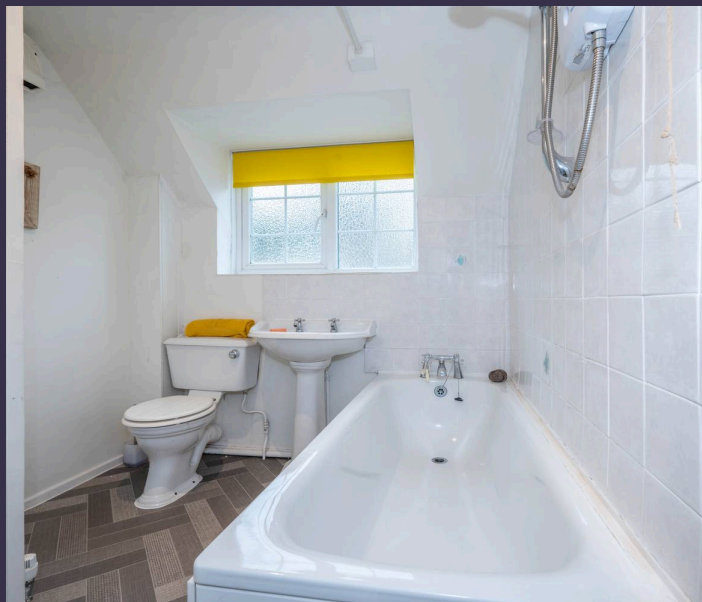
Outside to the front, carry on along the lane, at the end of this pair of semi's is an allocated parking space and across to the right is a detached garage with parking in front for one vehicle both belonging to this cottage. The garden to this property is separated from the home and is accessed via a countryside pathway. The garden itself is generous in size and offers a tranquil, secluded retreat. The garden is in the countryside so exactly as you would expect is mature, laid to lawn with plenty of shrubs and trees surrounding. There is ample space for green fingered souls to enjoy and have you ever wanted an allotment to grow your own vegetables, well you would have plenty of space here to do this.

From the cottage, within a 5 minute walk there is a public footpath that leads to woodland that opens out to extensive fields. Locals enjoy at their leisure, soak up nature, relaxing and unwinding and are miles and miles of dog walks to explore. The area is owned by the Heart of England Forestry and is protected land, therefore will never be built on.

Bearley village has a train station that is on the lines to Leamington Spa and Stratford-upon-Avon, Birmingham and London Marylebone.

This cottage is special and a perfect retreat for those that love the outdoors, commuters, first time buyers and retirees. Why not book a viewing and experience this tranquil spot yourself.

All mains services connected.





Council Tax band: B

Tenure: Freehold

EPC Rating: D

- Semi-detached Victorian Cottage
- Living Dining Room with Log Burner
- Separate Kitchen
- Two Bedrooms
- Bathroom
- Detached Garage with Parking in Front
- Generous, Secluded, Separated Garden
- Bearley Train Station - 2 Mins Drive/15 Mins Walk to
- Extensive Woodland & Field Walks on the Doorstep

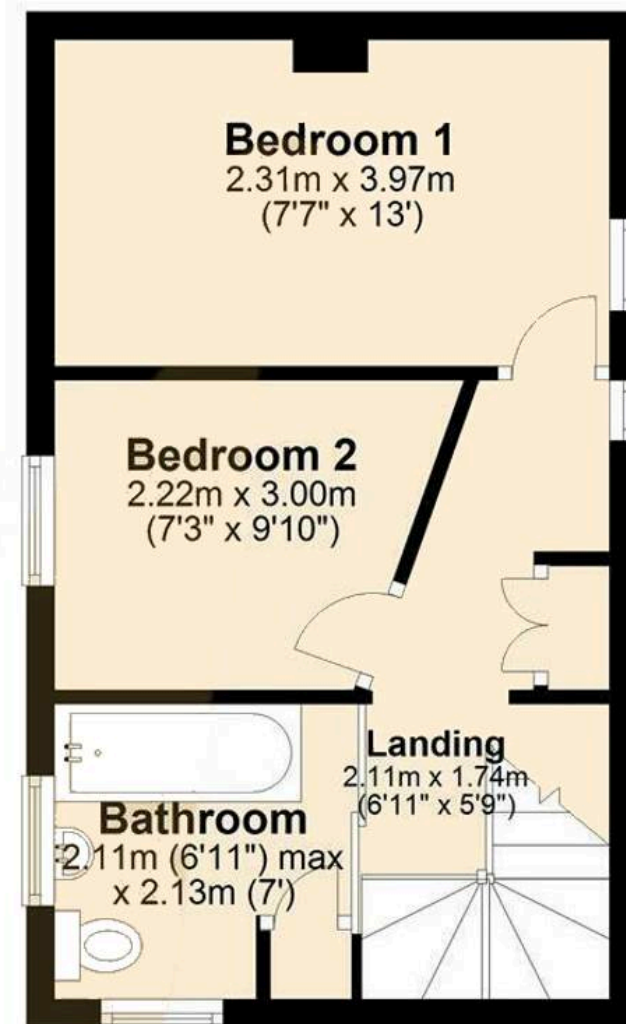
Ground Floor

Approx. 42.3 sq. metres (455.7 sq. feet)



First Floor

Approx. 27.1 sq. metres (292.2 sq. feet)



Total area: approx. 69.5 sq. metres (747.9 sq. feet)





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