



BY DESIGN



Coachman's Lodge, 1 Church Lane, Stratford-upon-Avon, CV37 9HQ

WELCOME TO COACHMAN'S LODGE.

Located in the quiet and picturesque village of Shottery, just 1 mile from the centre of Stratford-upon-Avon, is this beautifully restored 4 bedroom, detached period home with driveway for 3 cars, rear garden and a separate 1 bedroom annexe, which is currently being privately rented, providing a great income.



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VIDEO TOUR

MAIN HOUSE

Internal Size **1,906 sq/ft**

Bedrooms **4**

Bathrooms **4**

Open Plan

Utility Room

Study

Log Burning Fire

Driveway **3 cars**

Fuel **Gas**

Council Tax **F**

EPC Rating **C**

ANNEXE

Internal Size **629 sq/ft**

Bedrooms **1**

Bathrooms **1**

EPC Rating **C**

COMBINED SIZE: 2,535 sq/ft

**Stratford-upon-Avon
District Council**

The property has gorgeous character from the outside and has been finished to an extremely high standard internally throughout with a very considered layout that works perfectly for modern living. The heart of the home is the stunning open plan kitchen-diner-family room, off the dining area is a separate lounge with log-burning fireplace.

The open plan family room has a beautiful, vaulted ceiling with velux windows which let in lots of natural light as well as large bi-fold doors which give direct access to the private rear garden. Off the kitchen is a self-contained utility room, and across the hall is a generous study and a ground floor shower room. The study and shower room could be perfect for family and guests who need a ground floor bedroom and bathroom.

On the first floor there are 4 generous double bedrooms, a beautifully designed family bathroom and 2 ensembles. Furthermore, above bedroom 3 there is a large, boarded attic room perfect for accessible storage, accessed from a drop down ladder.

The beautifully designed rear garden is very private

and a great space to sit out and entertain, with access directly to the kitchen and family room through bi-fold doors. The garden has a storage shed, dining area and lawned area, designed for low maintenance upkeep. The driveway can be accessed directly from the garden through large, oak gates.

The separate 1-bedroom annexe is a fantastic addition. Finished to a very high specification throughout and split across two floors with a mezzanine first floor with bedroom and bathroom and an open-plan living space with kitchen on the ground floor. The annexe offers self-contained accommodation for family and guests or rental accommodation, which it is currently used for and brings in a great income. The main access to the annexe is from Bell Lane, meaning it does not interrupt the main house, although for family and guests there is a rear door from the annexe into the garden of the main house if needed.

The main house, annexe and garden are an excellent example of a carefully considered refurbishment which has been finished to an extremely high standard, a turn-key property that requires no additional work and can be enjoyed immediately.















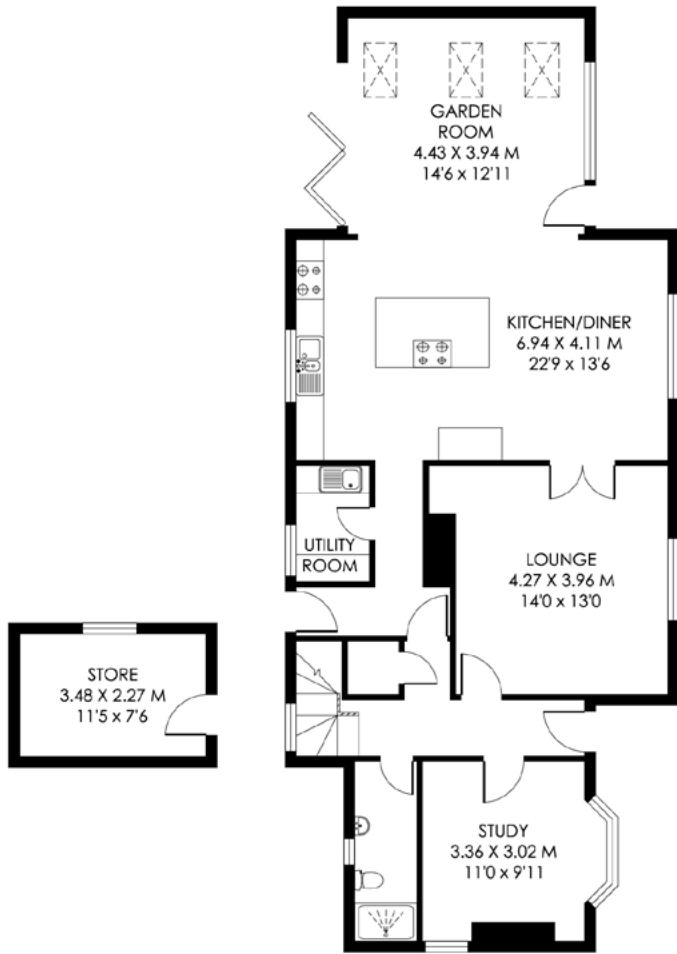






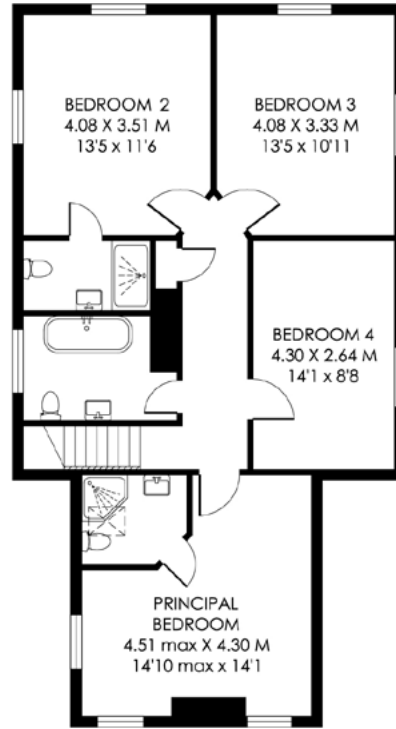




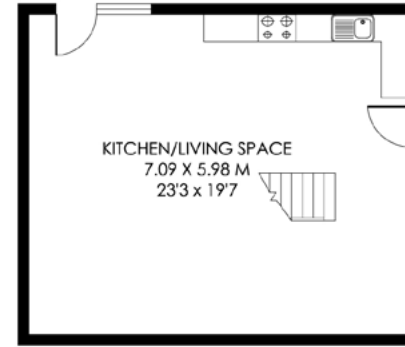


OUTBUILDING

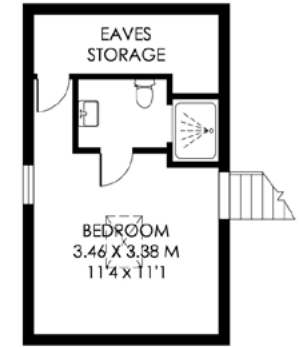
GROUND FLOOR



FIRST FLOOR



**COACH HOUSE
GROUND FLOOR**



**COACH HOUSE
FIRST FLOOR**

APPROXIMATE GROSS INTERNAL FLOOR AREA	
MAIN HOUSE :	1906 SQ FT
OUTBUILDING :	86 SQ FT
COACH HOUSE :	629 SQ FT
TOTAL AREA :	2621 SQ FT



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