



Bridle Cottage, Langley  
Stratford-upon-Avon, Warwickshire



# Bridle Cottage, Langley, Stratford-upon-Avon

Langley is a popular village located approximately six miles north of Stratford-upon-Avon. Stratford-upon-Avon, the region's cultural centre, offers an excellent range of shopping and recreational facilities and is the home of the world-famous Royal Shakespeare Company.

There is an excellent range of state, grammar and private schools in the area to suit most requirements, including; Warwick Prep School, King's High School for Girls and Warwick School for Boys in Warwick; The Kingsley School in Leamington Spa and The Croft Prep School, King Edward VI Grammar School for Boys and Shotton Grammar School for Girls in Stratford.



**Tenure:** Freehold

**Local authority:** Stratford-on-Avon District Council

**Council tax band:** F







A charming home with a separate annexe, paddock and delightful views to the rear.



Access to the national motorway network is just 6 miles away at junction 15 of the M40, whilst the rail network is also within easy reach, with trains from Warwick Parkway running to London Marylebone and Birmingham.

There are local racecourses at Stratford upon Avon and Warwick and a wealth of golf courses, including Bearley, Claverdon, Leek Wootton and Stratford-upon-Avon.

Henley-in-Arden 5.5 miles, Stratford-upon-Avon 6 miles, Warwick 7.5 miles, Leamington Spa 10 miles, Solihull 15 miles, Birmingham 25 miles, M40 (J15) 6 miles, Warwick Parkway Station 6.5 miles (trains to London Marylebone from 69 minutes), Birmingham International Airport 21 miles (distances and times approximate).

## The property

Bridle Cottage has abundant character, from exposed timber beams and brickwork to handsome fireplaces. The property has undergone a series of works under the current ownership, and the finish is outstanding.

One enters the property via an entrance hall with a downstairs cloakroom and stairs rising to the first floor. The principal reception room is a delightful sitting room full of light with a feature fireplace and bi-fold doors to the rear patio and gardens.

The hub of this home is sure to be the beautiful open-plan kitchen/breakfast/living area, which is a superb space to entertain. The kitchen area comprises a range of wall and base units beneath a granite worktop and a central island, and a range of integrated appliances, including a wine chiller, double fridge, double freezer, dishwasher, microwave and Range cooker. Off the kitchen area is a contemporary family room with a log burner, and from here, steps lead up to a bar area with double doors to the garden. There is also a valuable and spacious utility room.

On the first floor is an enviable principal bedroom suite with a dressing room and en suite bathroom with a bath and separate shower cubicle. The principal suite is accessed via a different room, currently used as a dressing room with fitted



wardrobes, but which could lend itself perfectly to a nursery or study. There are three further bedrooms, all of a good size, and a family bathroom with a bath and separate shower.

## Outside

Bridle Cottage has a large driveway that provides parking for several cars and gives access to the garage block, comprising a single and double garage. To the front of the property is a neatly landscaped, lawned fore garden with a low-level wall fronting the road and a paved pathway leading to the front door.

The property has a sizeable garden to the rear with a wide range of mature trees and shrubs. A sunken patio with a pergola is ideal for entertaining and is a sheltered sun trap with steps rising to the garden area. A second patio area with an outdoor covered barbeque area is located within the formal garden. Post and rail fence separating the garden from the paddock, providing an idyllic outlook.





## Annexe

Situated above the garaging and accessed via an external staircase is a generous one bedroom apartment with an open plan kitchen/ dining/living room, double bedroom and shower room. The apartment lends itself well to an extended family or as guest accommodation. Alternatively, if one were looking for a property with a potential rental income, this apartment has planning permission for a holiday rental.







## Services

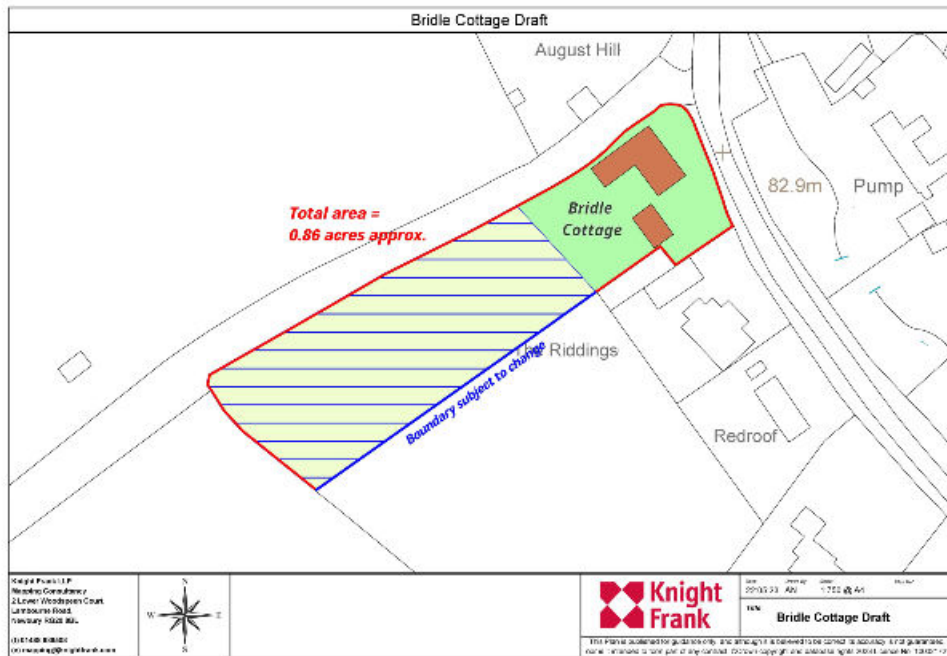
Mains water and electricity are connected to the property. Oil fired central heating to the house and annexe. Private drainage to a shared, sewage treatment plant.

## Directions (CV37 OHN)

From Stratford-upon-Avon take the A3400 towards Henley-in-Arden. After approximately three miles, just after passing under the railway bridge at Bearley, turn right, signposted Norton Lindsey. After approximately 0.75 miles turn left, signposted Langley. Continue under the bridge and along Ford Lane where the property can be found on the left.







## Approximate Gross Internal Floor Area 318.1 sq m / 3424 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Date: 01 August 2023  
Our reference: STR012361730

## Bridle Cottage, Ford Lane, Langley, Stratford-upon-Avon, CV37 0HN

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,395,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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Yours faithfully



**KNIGHT FRANK LLP**

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