



The Thatched House, Luddington, Warwickshire

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# A lovely unspoilt listed detached four bedroom thatched cottage overlooking the village green in a sought-after village close to Stratford-upon-Avon.

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## Summary of accommodation

Hall | Dining room | Drawing room | Kitchen | Utility room | Cloakroom | Boiler room

Four bedrooms (one with en suite WC and basin) | Bathroom | Shower room

About 1,637 square feet

Cottage garden to front and rear, 28-foot long garage

## Distances

Stratford-upon-Avon 3 miles, M40 (J15) 9 miles, Warwick 11 miles

Warwick Parkway Station 11 miles (trains to London Marylebone from 69 mins)

Birmingham International Airport 23 miles

(All distances and times are approximate)



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## Situation

Luddington is a pretty village on the banks of the River Avon, 3 miles west of Stratford-upon-Avon. Facilities include a 19th-century church, a marina with a 17th-century lock, village green and village hall.

Stratford-upon-Avon is internationally renowned for its Shakespearean heritage and theatres and also provides excellent shopping and recreational facilities, including a superb array of restaurants, shops, bars and dining pubs. The River Avon and the canal offer boating opportunities, and a footpath connects Luddington directly with Stratford-upon-Avon along the banks of the river.

The area has a wide selection of state, private and grammar schools, including The Croft Prep School, King Edward's Grammar School for Boys and Stratford-upon-Avon Grammar School for Girls, Alcester Grammar School; Warwick Prep and Public Schools and King's High School for Girls in Warwick, Kingsley School for Girls and Arnold Lodge School in Leamington Spa.

Golf is at Welford-on-Avon, The Welcombe at Stratford-upon-Avon and The Warwickshire at Leek Wootton. Horse racing can be enjoyed at Stratford-upon-Avon, Warwick and Cheltenham.







## The property

The Thatched Cottage, formerly two houses, is an attractive Grade II listed property occupying a prime position within the village and sits within a Conservation Area.

The property dates in parts from the 17th century, with timber frame with painted brick infill, with some leaded casement windows, under a hipped thatched roof with three eyebrow dormer windows overlooking the green. Parts of the property may date from the mid-fifteenth century. There is a late twentieth-century L-shaped single-storey wing comprising the utility room, WC and garage. The cottage has fine exposed wall and ceiling timbers throughout.

The cottage is very unspoilt and will benefit from updating and new kitchen and bathroom fittings. However, the property retains all of its period charm and was rethatched in about 2020. Some windows have secondary glazing. There is a traditional inglenook fireplace in the drawing room, windows to front and rear with a front bay window and door to the back garden. The dining room is also dual aspect and has an attractive recessed fireplace and parquet floor. There is a fitted kitchen and large utility room with a door to the front garden and to the garage. There is a ground-floor bathroom.





Two staircases give access to two separate first-floor landings, one with bedroom three and principle bedroom, with built-in cupboards and a shower room, the other to two separate bedrooms. Bedroom two with built-in clothes closet and bedroom three, with cupboard and en suite washroom with WC and basin.

## Gardens and grounds

Situated behind a traditional hedge, with a gate to give access to the garage and gravel parking area from access over the village green. The front garden is dominated by a fine Walnut tree and a lovely magnolia and is lawned, with shrubs, holly and yew. Oil tank and wood store. The back garden is lawned, with a close boarded fence. The rear wall of the single-storey wing forms the rear boundary of that part of the property.

## Services

Mains electricity, water and drainage, Oil fired Central heating. The property contributes toward the cost of maintaining the village green.

## Fixtures and fittings

Only those items mentioned in these sales particulars, together with fitted carpets curtains, some light fittings, garden statutory and lamps, and kitchen appliances, are included in the sale. All others are excluded.





## Directions (CV37 9SD)

From the centre of Stratford-upon-Avon, proceed West on the B439 Evesham Road. Just before Bordon Hill, turn left signposted Luddington and Stratford Racecourse. Proceed along this road for approximately 1½ miles, and on reaching the centre of the village of Luddington, The Thatched Cottage will be found on the right facing on to the village green.

**What3words:** ///soggy.wildfires.lasts

## Viewing

By prior appointment only with the agents.

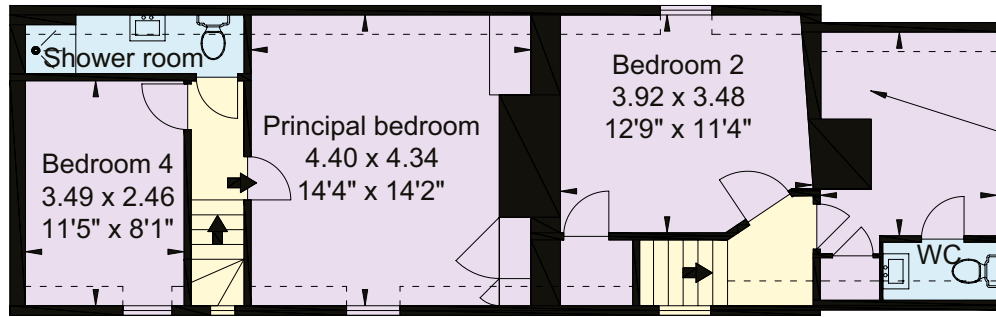
## Property information

**Tenure:** Freehold

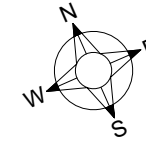
**Local Authority:** Stratford on Avon District Council: 01789 267575

**Council Tax:** Band F



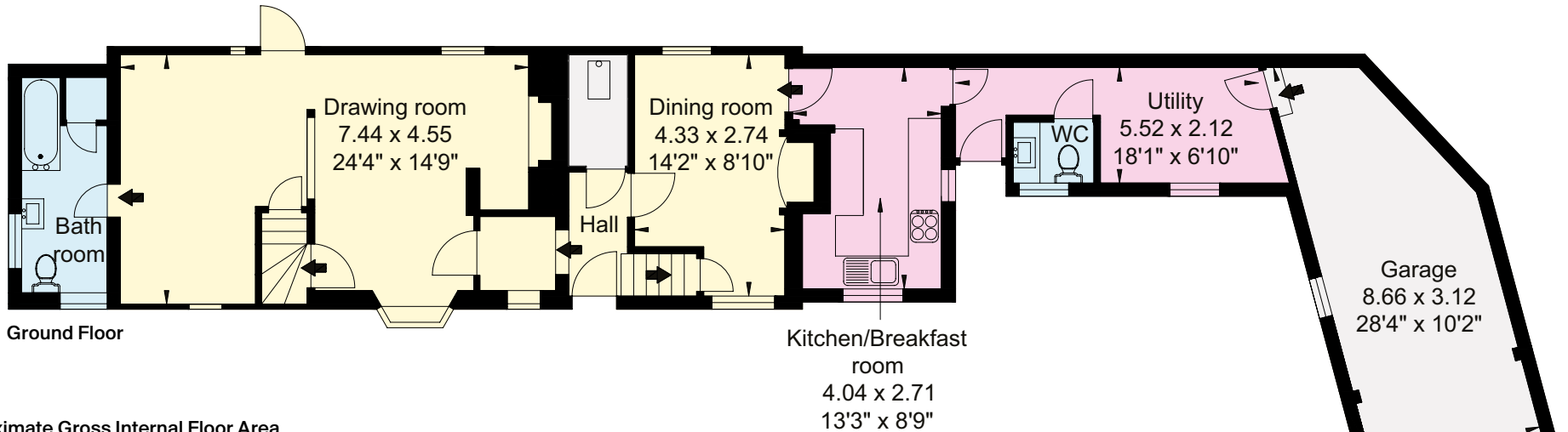


First Floor



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Denotes restricted head height



Ground Floor

**Approximate Gross Internal Floor Area**

House: 152 sq m (1,637 sq ft)

Garage: 24 sq m (260 sq ft)

Total: 176 sq m (1,897 sq ft)

inc. restricted head height

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.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2024. Photographs and videos dated August 2024.

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Date: 17 September 2024  
Our reference: STR190423

## The Thatched Cottage, The Green, Luddington, Stratford-upon-Avon, CV37 9SD

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £600,000.

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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For additional information or to make arrangements to view the property, please get in touch.

**We'd love to help you.**

Yours faithfully



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