



GODFREY-PAYTON  
CHARTERED SURVEYORS



LETTINGS

£1,950 Per month

Upthorpe Cottage Ettington Park, Alderminster, Stratford-Upon-Avon, CV37 8BT

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## Kitchen

Stone-effect tiles lead you into the beautifully appointed bespoke Shaker-style kitchen, expertly designed by Loveridge Kitchens, based locally on the business park. This stylish and practical space features an integrated dishwasher, stainless steel sink with mixer tap, double oven, and an excellent range of wall and base units providing ample storage. A freestanding fridge-freezer is also included, completing this well-equipped kitchen ideal for contemporary living and entertaining.

## Living Room

Continuing from the kitchen, stone-effect tiled flooring flows seamlessly into the cosy yet light-filled living room, featuring dual-aspect windows and a charming feature log burner, creating a warm and inviting atmosphere.

## Snug

Positioned to the rear of the property, the snug provides a versatile additional reception space, with double doors opening onto a patio area and the extensive garden beyond.

## Utility

Complementing the kitchen perfectly, the matching utility area features an additional fitted unit, a secondary sink, and dedicated space for both a washing machine and tumble dryer.

## Bedroom Two

A bright and versatile ground-floor bedroom featuring a

window overlooking the garden. Ideal as a guest bedroom, home office, or flexible living space to suit a variety of needs.

## Downstairs Bathroom Room

A stylish bathroom fitted with a freestanding shower cubicle, full-sized bath, pedestal wash hand basin, WC, and a mirrored vanity unit complemented by an attractive brick-effect tiled surround.

## Master Bedroom

A bright and spacious bedroom benefiting from dual-aspect windows that fill the room with natural light, featuring a carpeted floor and a built-in wardrobe for convenient storage.

## Bedroom Three

A charming third-floor bedroom featuring an attractive exposed beam, carpeted flooring, useful built-in storage cupboard, spotlights, and a window to the front elevation, creating a bright and characterful space.

## Upstairs Shower Room

A modern shower room fitted with a walk-in tiled shower, wash hand basin with illuminated mirrored vanity unit above, WC, and a contemporary chrome heated towel rail.

The property benefits from a spacious graveled driveway providing ample off-road parking for multiple vehicles. Double doors from the snug open onto a patio area, perfect for relaxing and enjoying the evening sun, while the generous mature garden features a variety of established trees that create a peaceful setting and attract local wildlife. A large shed also offers excellent additional storage space.

## Credit References and Deposit

Prospective tenants will be required to pay a holding deposit (one weeks rent) and complete a credit referencing application. Prior to taking occupation of the property you will be required to pay a deposit of five weeks rent and the first months rent in advance (minus the holding deposit).

## Directions

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
181-210	B		
155-180	C		
129-154	D		
103-128	E		
77-102	F		
51-76	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	