



Kitchens Stonehouse

11/12 Hathaway Hamlet | Shottery | Stratford upon Avon | CV37 9HJ

FINE & COUNTRY



# KITCHENS STONEHOUSE

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A magnificent detached spacious Grade II cottage set opposite Ann Hathaway's cottage in a prestigious location. With three large double bedrooms, one en suite, modern family shower room, dressing room, cottage kitchen, fabulous lounge and dining room, charming private garden and ample parking. Retaining all original features and beautifully restored this is a unique opportunity to purchase a slice of history.





The Kitchens Stonehouse is believed to originally date from the late 17th Century with additions later added. From 1717 it was the home of Samuel Kitchen a renowned local family of weavers. In the 18th Century it became a bakery and was separated into two cottages before being restored to one single dwelling in the 20th Century.



## Ground Floor

Kitchens Stonehouse has been beautiful restored and retains all of the period features whilst offering a modern lifestyle. Throughout the cottage there are lead windows, original wooden doors, exposed beams, excellent head height and heaps of character. It is a truly unique cottage. The spacious lounge has a beautiful flag stone floor, part exposed brick walls and spans from the front to the rear of the property with windows at both ends and charming views of the cottage garden. The focal point of the room is the impressive inglenook fireplace with wooden seats built into each side and a gas fire. There is additional storage cupboards built into the room. The flag stone floor continues into the dining room which is well proportioned with a window to the front of the property, a charming open fireplace built into the corner, original built in shelving, part exposed brick walls and three feature windows built into the internal wall that separates the lounge from the dining room. A door connects the dining room to the kitchen making the room ideal for entertaining. The modern kitchen retains a feeling of a cottage kitchen with delightful views of the garden. There is plenty of storage space, built in oven, induction hob, integrated appliances to include a wine cooler, island and granite work surfaces. The original bread oven is set into the inglenook fireplace and the room has part exposed brick walls with the flag stone floor and a door from the kitchen provides access to the garden.























#### First Floor

A wooden staircase leads up to the first floor landing which is spacious enough to allow for an additional snug or study area with an armada window facing the garden. There are two spacious double bedrooms on the first floor. Both have ample built in storage, part exposed brick walls, beams, lovely views and one has the original fireplace. The family shower room has recently been refurbished and has a sunken shower, marble basin set into a marble wash stand, W.C. and the original dovescote window. There is additional storage on the landing.

#### Second Floor

The master bedroom is both impressive and stunning, spanning the whole of the second floor with the original wooden vaulted ceiling (approximately 16 foot height), wooden floors, part exposed brick and two large feature windows plus a Velux window. The room has plenty of built in storage and benefits from a separate dressing room with additional built in storage and feature window. The en suite is modern and well presented with a rain head shower, contemporary basin set into a vanity unit, W.C. and further storage.



















I'M COMING OUT OF MY CASE  
AND I'VE BEEN DOING JUST FINE  
GUTS GOTTA BE DOWN  
BECAUSE I WANT IT ALL  
IT STARTED OUT WITH A KISS  
HOW DID IT END UP LIKE THIS?  
IT WAS ONLY A KISS  
NOW I'M FALLING ASLEEP  
AND SHE'S CALLING A CAB  
WHILE HE'S DRIVING A SMOKIE  
AND HE'S TAKING A DRAG  
NOW THEY'RE GOING TO BED  
AND MY FURNACE IS HOT  
AND IT'S ALL IN MY HEAD  
BUT SHE'S TOUCHING HER CHEST  
NOW HE TAKES OFF HER DRESS  
NOW LET ME GO







## Outside

There is a tarmacked drive that leads to the property with plenty of parking to the front of the cottage. The front garden is a nice mix of flower beds, mature trees and shrubs and additional storage areas. The cottage sits in centre of the plot and the rear garden is a fabulous cottage garden that is private and secluded. It has a good mix of entertaining areas, lawn, patios, decking space, mature trees, shrubs and flower beds. There is access to the front of the property from both sides and additional garden storage.















# LOCATION

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Hathaway Hamlet comprises of a unique collection of mainly 17th Century village cottages located off Cottage Lane near to Ann Hathaway's Cottage.

The village of Shottery is a mile from Stratford town centre and has an historic church, the Bell Inn which is a very popular pub and restaurant and several of Shakespeare's Birthplace Trust properties.

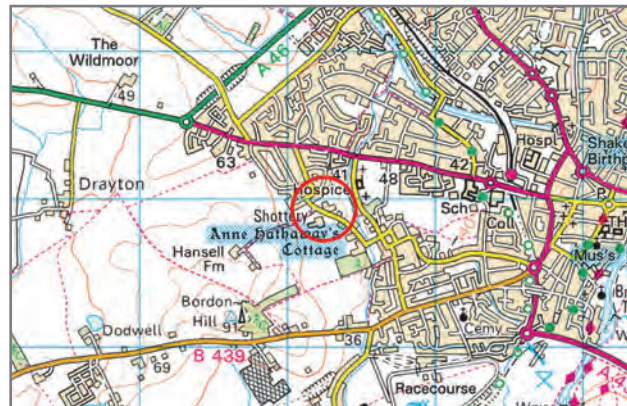
Stratford-upon-Avon is internationally famous through being the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre attracting almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town. There are numerous fine restaurants, inns, bars and coffee shops. There is a good choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, swimming pool and leisure centre. The property benefits from being within walking distance of the town centre.

The M40, Junction 15, is seven miles away and provides access to Birmingham to the north, London to the south and the national motorway network. Warwick and Leamington Spa are less than a ten minute drive and Birmingham International airport is under 30 minutes. There is a direct line train service to London from both Leamington and Warwick Parkway. The Cotswolds are within striking distance of the town.









#### Services

The property is connected to all mains services.

The drive is shared with a legal access for right of way. To the side of the property is a hardstanding path that allows a pedestrian right of way for No 14 Hathaway Hamlet to access an additional garden area. They have no access to Kitchens Stone Cottage or its garden.

#### Local Authority

Stratford upon Avon

#### Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01789 332600.

#### Website

For more information visit [www.fineandcountry.com/uk/stratford-upon-avon](http://www.fineandcountry.com/uk/stratford-upon-avon)

#### Opening Hours

Monday to Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 4.30 pm

Sunday Appointments by arrangement

#### Directions

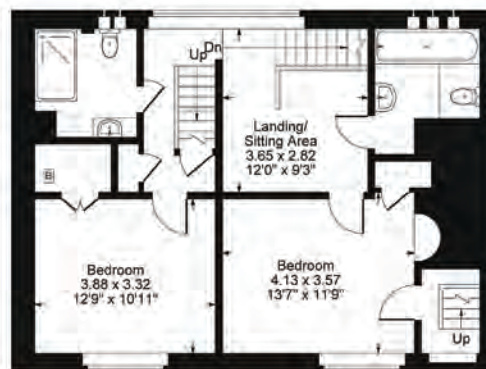
The postcode to the property is CV37 9HJ



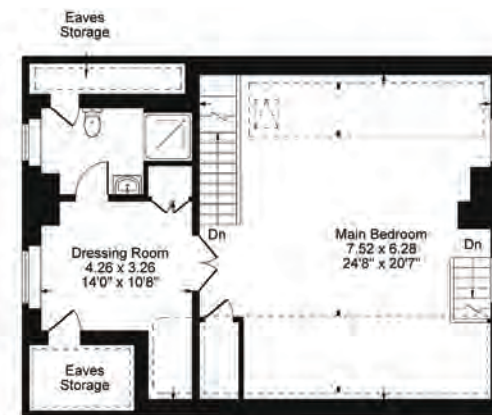




Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area = 194.56 sq m / 2094 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.

EPC Exempt  
Council Tax Band: G  
Tenure: Freehold









CLARE REEVES  
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Clare's background is in finance, business development, sales and marketing. Over the years I have developed my own property portfolio and have a wealth of knowledge and experience in the property market. One of the areas that I specialize in is properties that have or are currently on the market and have not sold. Using a very energetic and proactive approach, combining years of marketing and sales skills I have an extremely successful track record with 4 out of 5 houses selling in under the average time. Best described as a highly motivated individual, who is determined, self-driven, highly organised and thrives under pressure. With excellent communication and negotiation skills I am a cheerful and outgoing character.

YOU CAN FOLLOW CLARE ON



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*I've found Clare to be not only utterly professional, but also honest, genuine and sincere. When the relatively straightforward sale of a modest detached home became a bit 'problematic', Clare stepped up and handled the whole thing in her usual cool, calm manner.*

*Simon A 5/12/17*



## FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.



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