

HISTORIC STYLE

MEETS

MODERN SERENITY



EDWARDS
EXCLUSIVE



HATHAWAY LANE, SHOTTERY WARWICKSHIRE | CV37 9BL

Welcome to Glendower, a stunning former parsonage gifted to the church in 1901. This charming period home, set in a mature wrap-around plot on the outskirts of Stratford-upon-Avon, combines historical character with modern comforts. Boasting nearly 4,000 square feet, it features high ceilings, bay windows, and beautifully proportioned rooms typical of its era. Extensively renovated in 2007, Glendower offers flexible living spaces, including a gym, family room, and spacious kitchen/dining area with garden access. Four double bedrooms, two with en-suites, occupy the first floor, while a detached garage with a potential office space completes this impressive property.

Communications are good with a rail service from Warwick Parkway (9.2 miles) to Birmingham New Street taking 30 minutes and to London Marylebone taking about 1 hour 36 minutes. Access to the motorway network is via the M40 at Junction 15 (7 miles). Golf at The Stratford Park Golf Club and Stratford Oaks Golf Club, Racing at Stratford upon Avon, Warwick and Cheltenham and many footpaths and local walks enable exploration of the beautiful South Warwickshire countryside.

Distances and times approximate.



In finer detail

Welcome to Glendower, a wonderful character home and former parsonage gifted to the church around 1901. In Stratford, known for its rich history and heritage, character homes are a rarity, but Glendower certainly stands out. This substantial home embodies the charm you would expect from a property of this age, including high ceilings, tall skirting boards, cornicing, bay windows, sash windows, and beautifully proportioned rooms typical of period homes.

Set comfortably in its mature wrap-around plot, Glendower makes a strong first impression as you pull onto the in-and-out drive, highlighting the scale of the property. Boasting nearly 4,000 square feet of space, it appeals to families of all sizes. The home underwent a significant renovation in 2007, including extensions and refurbishments that elevated it to a lovely standard.

Upon entering the ground floor, a charming reception hall greets you with original Minton floor tiles. To the right is a gym with large dual-aspect sash windows overlooking the front and gardens. Next, a delightful family room features a gorgeous bay window and doors leading to the side garden, with a fireplace serving as the room's focal point. The sitting room boasts a full-height bay window and a wood-burning stove for cosy nights. Double doors lead through to the kitchen area.

Back in the hall, a flexible reception room/bedroom features a tall sash window overlooking the front and an en-suite, making it ideal as another reception room or guest bedroom. A small storage cupboard reveals a glimpse of the house's original layout, including the remains of the servants' staircase. Further along the hall, a part-glazed double door leads to the kitchen/dining/family room, flooded with light from three light wells. The kitchen, finished with shaker-style units and an island, offers charming garden views accessed through bespoke sliding





doors and a large custom-made pivot door. A practical utility room and downstairs cloakroom complete the ground floor.

A dog-leg staircase leads to a spacious first-floor landing, giving access to four excellent double bedrooms, two with en-suites - a rare feature for a property of this age. The main bedroom boasts twin double built-in wardrobes and a generous en-suite bathroom. A family bathroom serves the remaining bedrooms.

Outside, a detached double garage is accessed via a sheltered passageway. Above the garage, a storeroom with a window offers excellent potential for conversion into a home office, gym, cinema room, or whatever suits your needs, subject to the relevant consents. The mature gardens, enclosed by high hedging, wrap around the property, offering various areas including raised beds for growing fruit and vegetables, an extensive patio, and a generous lawned garden. The side garden faces almost due south, allowing you to follow the sun throughout the day. The gravel in-and-out drive and deep foregarden set this charming residence back from the roadside, offering ample parking for even the largest of families and their guests.





Post Code - CV37 9BL

Tenure - Freehold

Viewing - Strictly by appointment only with the agents.

Fixtures & fittings

All those items regarded as tenant's fixtures and fittings, with the exception of the fitted carpets, specified curtains, and light fittings are specifically excluded from the sale. However, certain items may be available by separate negotiation.

Local Authority

Stratford upon Avon District Council - 01789 267575

Situation

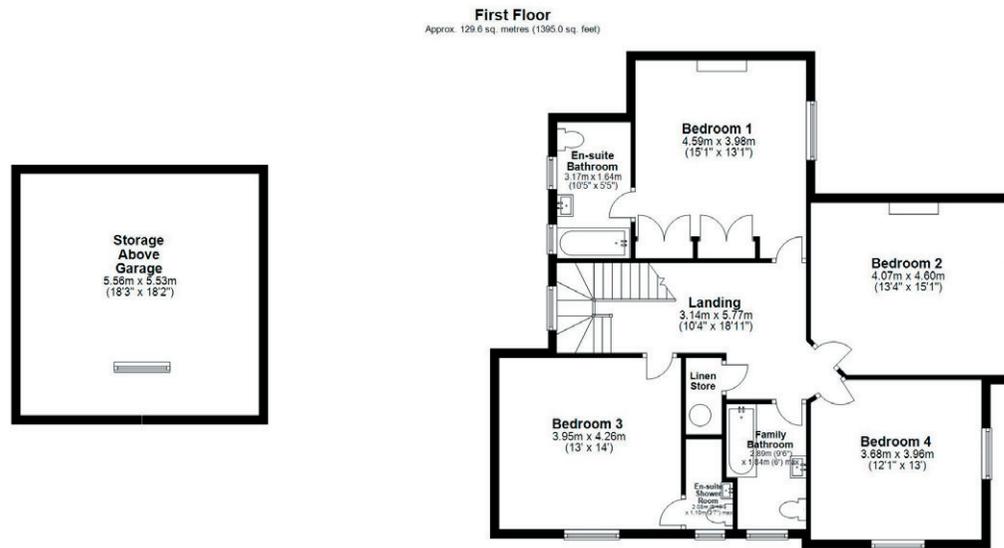
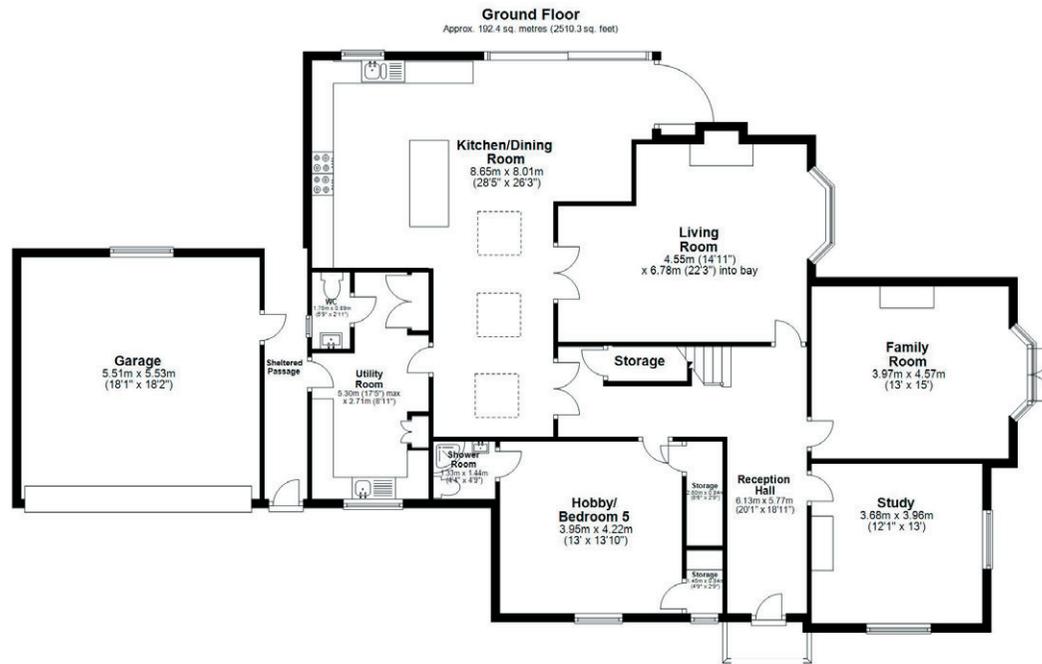
- Stratford-upon-Avon is renowned as the regions cultural centre and is the home of the Royal Shakespeare Company. In the town there is a wide range of shopping and recreational facilities as well as the recently renovated leisure centre and swimming pool. There are many quality restaurants, public houses and gastro pubs.
- The area is well served by schools including The Croft Prep School, King Edward Grammar School for boys, Shottery Grammar School for girls & Stratford High School.
- Warwick and Leamington Spa are also nearby and provide additional shopping facilities and schools including Warwick Boys School, Warwick Prep School and King's High School in Warwick and in Leamington Spa, Kingsley School for Girls & Arnold Lodge.











Total area: approx. 362.8 sq. metres (3905.2 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.
Plan produced using PlanUp.

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