



5 Carters Leaze, Great Wolford, Nr Shipston-on-Stour,
Warwickshire

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**STRUTT
& PARKER**

BNP PARIBAS GROUP

5 Carters Leaze, Great Wolford, Nr Shipston-on-Stour, Warwickshire, CV36 5NS

A delightful modern cottage

Moreton-in-Marsh 3 miles (London Paddington from 88 minutes), Shipston-on-Stour 4 miles, Banbury 15 miles, Oxford 26 miles.

Hall | Sitting room | Kitchen/diner | WC
3 Bedrooms | 2 Bathrooms (1 en-suite)
Summer house | Garage | Garden and parking
EPC Rating D

The property

5 Carters Leaze was built in 1995 by renowned local builders Johnson & Johnson and forms part of a charming courtyard of stone built properties. So that the properties harmonise well with their older surroundings, reclaimed materials such as exposed beams, mullion windows, reclaimed doors and stone fireplaces have been used. Great importance was placed on making each property as individual as possible. The front door opens into a hall with stairs to the first floor and a cloakroom. There is a well-proportioned sitting room with a wood burning stove. The kitchen/breakfast room is fully fitted with extensive floor and wall mounted cupboards, a stable door to outside and a quarry tiled floor. From the hall, stairs rise to a landing, off which are three double bedrooms. The main bedroom has an en-suite shower, and there is a well-appointed family bathroom. two of the bedrooms have built-in wardrobes.

Outside

The garden is fully enclosed and includes a useful summer house with electricity connected. The garden is mainly lawned with a paved terrace adjacent to the kitchen. A gate at the end of the garden leads to a parking space and a single garage.

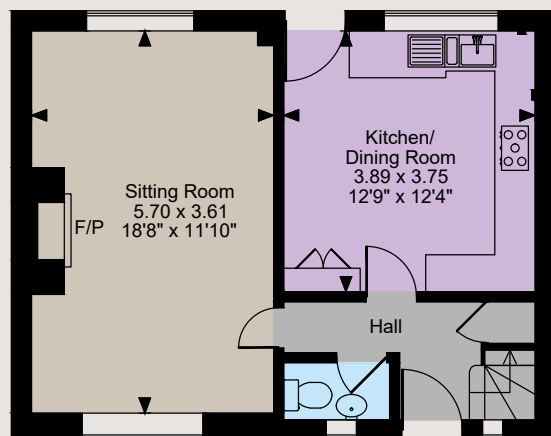
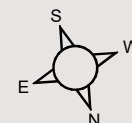
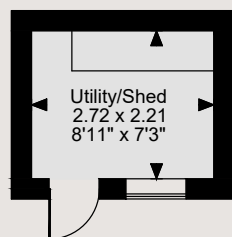
Location

5 Carters Leaze is situated in the delightful village of Great Wolford on the Warwickshire/ Gloucestershire borders, surround by unspoilt countryside. The village has a parish church. Moreton-in-Marsh and Shipston-on-Stour are both within 4 miles and provide extensive local amenities whilst a regular rail service runs from Moreton-in-Marsh to London, Paddington taking from 88 minutes. In addition, the centres of Oxford, Cheltenham and Stratford-upon-Avon are within easy reach. Daylesford Organic is 7 miles, and Soho Farmhouse is 14 miles.

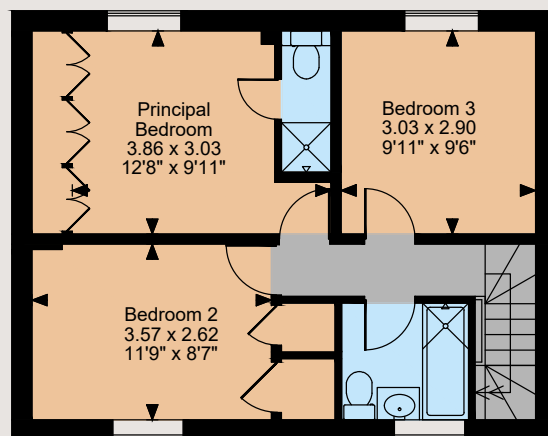




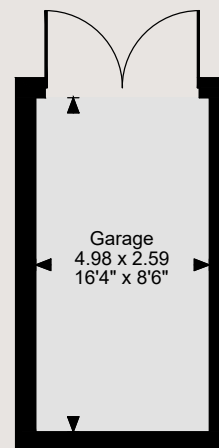
Main House internal area 921 sq ft (86 sq m)
 Garage internal area 139 sq ft (13 sq m)
 Utility/Shed internal area 65 sq ft (6 sq m)
 Total internal area 1,125 sq ft (104 sq m)



Ground Floor



First Floor



The position & size of doors, windows, appliances and other features are approximate only.
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Directions

From Moreton-in-Marsh take the A44 east to Chipping Norton. Take the left turn signed Great Wolford and on entering the village Carters Leaze will be found on the left hand side. As you enter the close, 5 Carters Leaze is on the left hand side identified by a For Sale board.

General

Local Authority: Stratford-on-Avon District Council (01789) 267575

Services: Mains electricity, water and drainage. Oil fired central heating.

Council Tax: Band E

Fixtures and Fittings: All items known as fixtures and fittings are excluded from the sale but may be made available by separate negotiation.

Rights of way, wayleaves and easements: The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quai-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not.

Tenure: Freehold

Mobile Coverage/Broadband: Information can be found here <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Guide Price: £475,000

Moreton-in-Marsh

Fosse House, High Street GL56 0LH

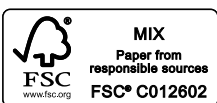
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