

Cherington Mill, Cherington  
Nr Shipston-on-Stour  
Warwickshire



Strutt  
& Parker

Land and property. Since 1885.



8,554- 10,361ft (sq m) | Freehold  
3 reception rooms | 5 en-suite bedrooms  
1 bedroom annexe | Mill Loft  
Garaging and stables  
In all about 8 acres

**Guide price £2,250,000**



A substantial and beautifully restored mill house, set on the edge of the village with flexible and spacious accommodation.

Cherington Mill is built predominantly of stone with the mill building built mainly of brick, providing an attractive contrast between the two significant elements of the property. Set on the edge of the village, Cherington Mill has been extensively restored and now provides flexible and spacious accommodation. Restored to an exacting standard and in a traditional manner, the spacious and flexible accommodation is arranged over three floors and comprises a living kitchen with snug at one end and garden room at the other, a dining room, drawing room, snooker room, inner hall, utility room and boot room. On the first floor is the principal bedroom suite with shower room and dressing room as well as four further bedrooms, all of which are en-suite and one of which has a mezzanine floor. Also on this floor and forming part of the old mill building there is a gym, store, studio and Mill Loft providing potential for additional accommodation subject to the necessary planning permission. Adjacent to the house is Mill Cottage, restored to the same standard as the house, with a living room, kitchen, double bedroom and shower room. Beneath the Mill Loft are three garages, a music room and further storage. Outside the music room is a loggia with a decked area for summer dining. Outside the front of the property there is ample parking for a number of cars, additional parking and access to the garaging via a rear entrance. This rear entrance also leads to the stable block with two stables, tack room and additional outbuildings. Cherington Mill stands in approximately 7.8 acres of gardens, riverside grounds and paddocks. The gardens are mainly laid to lawn and include an attractive walled garden and loggia. The River Stour and the mill race wind their way through level pasture which contribute to the rural aspect of the property. The mill wheel is still in situ and could be restored. The property has fishing rights on the Stour and trout have been seen in the river.







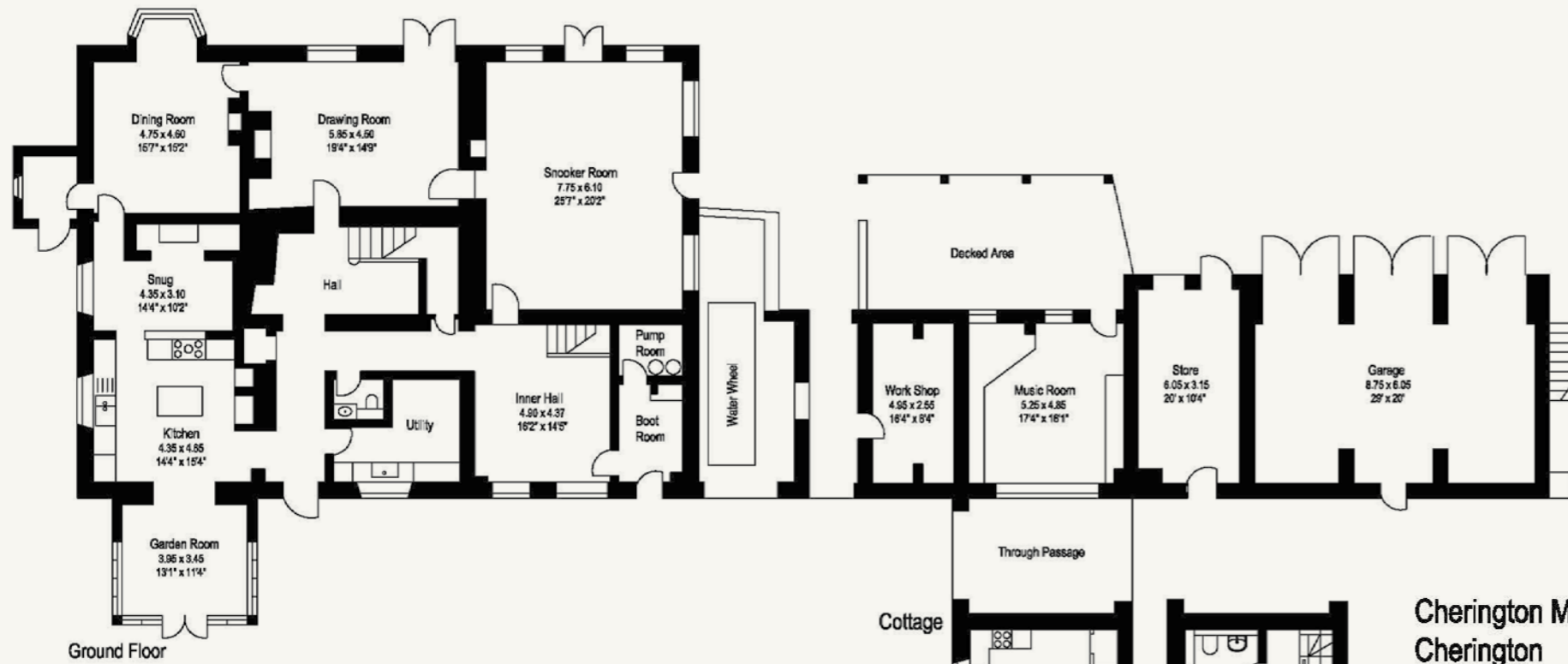
**Location**

Cherington Mill is situated on the edge of the pretty village of Cherington, located in the attractive rolling south Warwickshire countryside on the Warwickshire/Oxfordshire borders. The village has a vibrant community with renowned pub The Cherington and a wonderful village hall which is a hive of activity with many events and activities taking place. The market towns of Shipston-on Stour, Chipping Norton and Moreton-in-Marsh provide for most everyday needs, whilst Banbury, Oxford and Stratford-upon-Avon are all within easy reach and provide more extensive shopping, leisure and educational facilities. Communications are excellent, with regular rail services from Banbury to London Marylebone and from Moreton-in-Marsh to Paddington (taking 55 and 96 mins respectively). Birmingham Airport is 40 miles away.

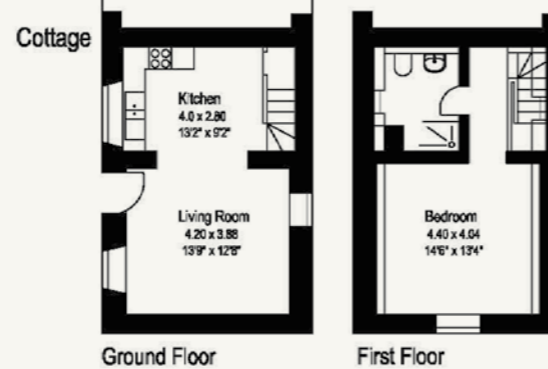
**General**

Services: Mains water, electricity and drainage  
 Council tax: Band G  
 Local authority: Stratford-upon-Avon District Council; Tel: 01789 267575  
 EPC : House rating D Cottage rating C  
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>





Ground Floor



Ground Floor

First Floor

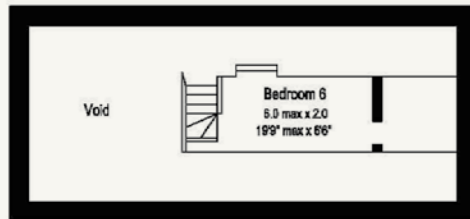
### Cherington Mill Cherington

Gross internal area (approx)

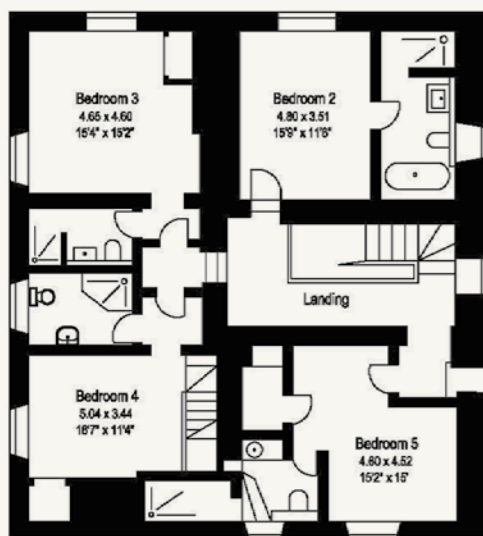
House*	795 sq.m	8,554 sq.ft
Cottage	60 sq.m	645 sq.ft
Outbuildings	108 sq.m	1,162 sq.ft
<b>Total</b>	<b>963 sq.m</b>	<b>10,381 sq.ft</b>

\* Excluding water wheel and decked area  
For identification purposes only: not to scale

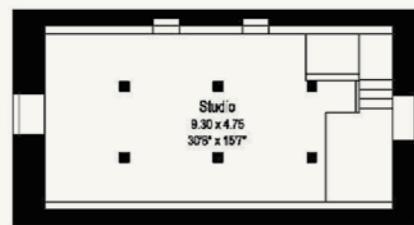
This plan is for guidance only and must not be relied upon as a statement of fact.



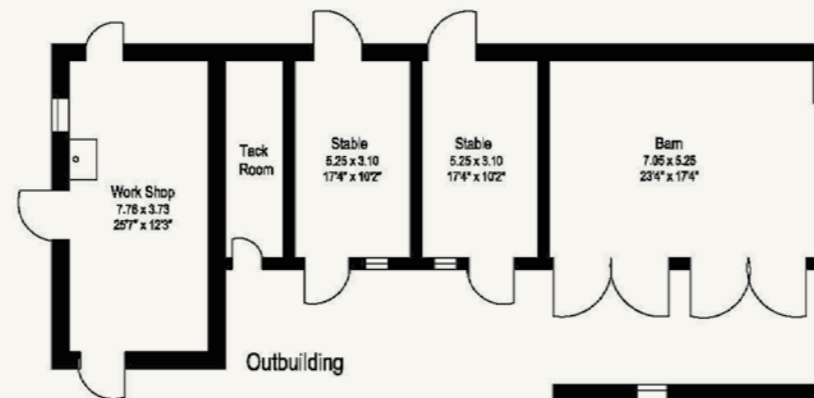
Second Floor



First Floor



Second Floor



Outbuilding



Mill Loft



Store

### Moreton-in-Marsh

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