



# Orchard View

Ilmington, South Warwickshire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## A beautifully presented village house set in landscaped gardens

A beautifully presented home with wonderful gardens extending to just under half an acre situated in the heart of this popular village



**2 RECEPTION ROOMS**



**4 BEDROOMS**



**3 BATHROOMS**



**GARAGE**



**0.45 ACRES**



**FREEHOLD**



**VILLAGE**



**2,545 SQ FT**



**GUIDE PRICE  
£1,195,000**



### The property

Orchard View is a spacious detached stone house set in lovely landscaped gardens in the heart of this popular village. The accommodation is well laid out with the majority of the rooms on the ground floor. The first floor provides a substantial principal suite including two fitted dressing rooms and an ensuite bathroom. The ground floor has a well fitted kitchen/breakfast room, a dining room, a spacious sitting room with wood burning stove and tri-folding doors leading onto the terrace and gardens. There is a boot room and utility room. Beyond the dining room are three bedrooms, one which is used as study, and two bathrooms, one of which is en suite. The house has been updated by the current owners and offers flexible accommodation and is full of traditional features including exposed stonework and beams, polished floors and shutters to most of the windows.

### Outside

The gardens and outside space of Orchard View are a particular feature of the property having been comprehensively landscaped by the current owners. Approached by a drive that leads to parking for a number of cars with an adjacent open fronted double garage with an 'Easee' EV App controlled charging point. Behind is a greenhouse and garden stores. The gardens have been carefully laid out with paths, lawns, well stocked borders and a vegetable garden all interspersed by beech hedges and fruit trees providing screening and privacy. At the back of the house is a paved terrace and seating area suitable for entertaining.





## Location

Orchard View is well situated in the popular village of Ilmington which is designated a Conservation Area and within an Area of Outstanding Natural Beauty. The village was voted one of the best villages to live in by The Sunday Times in 2021. There is a primary school, two public houses, a church, a renowned local cafe and extensive playing fields including tennis courts. Local amenities can be found in Chipping Campden, Shipston-on-Stour and Stratford-upon-Avon. Communications are good with access to the motorway network and railway stations at Moreton-in-Marsh (London Paddington from 94 minutes), Banbury (Marylebone from 51 minutes). There is an excellent selection of educational establishments, both in the state and private sectors including - local village primary school in Ilmington. Local Preparatory schools include The Croft, Sibford School and Kitebrook House. Local senior schools include Tudor Hall, Bloxham, Stratford Girls Grammar and King Edwards VI Grammar.

## Distances

- Chipping Campden 6 miles
- Stratford-upon-Avon 8 miles
- Shipston-on-Stour 4 miles
- Moreton-in-Marsh 8 miles
- Banbury 20 miles

## Nearby Stations

- Moreton-in-Marsh 8 miles
- Banbury 20 miles
- Warwick Parkway 17 miles

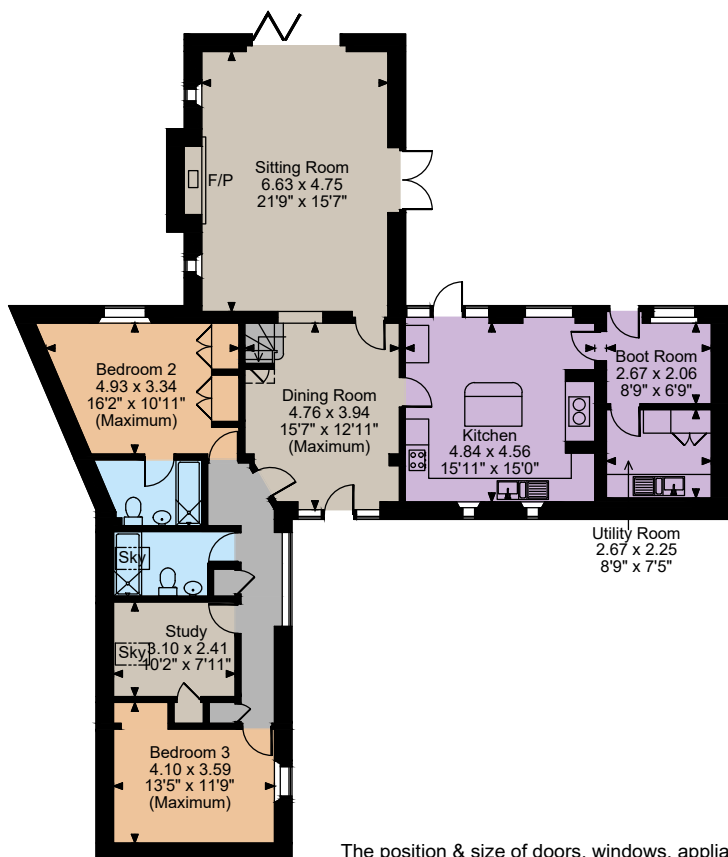
## Key Locations

- The Howard Arms Ilmington
- Royal Shakespeare Company 8 miles
- The Warwickshire Golf Course 19 miles
- Restaurants in Chipping Campden
- The Cotswold Distillery 9 miles

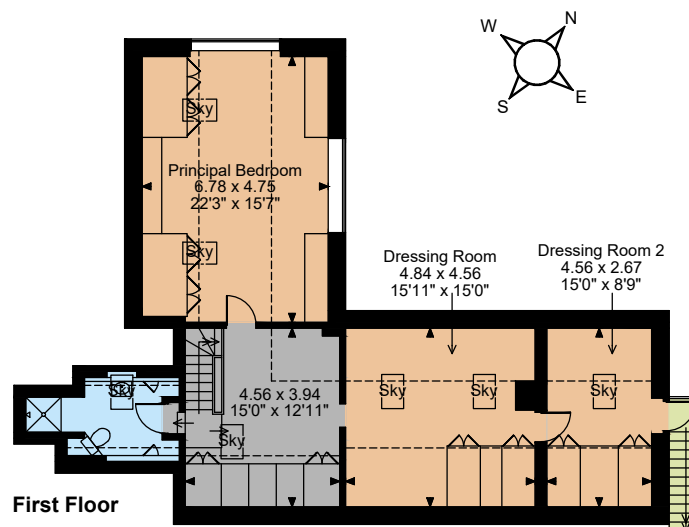
## Nearby Schools

- Ilmington C of E Primary
- Kitebrook School
- Stratford Girls Grammar School
- King Edward VI Grammar School

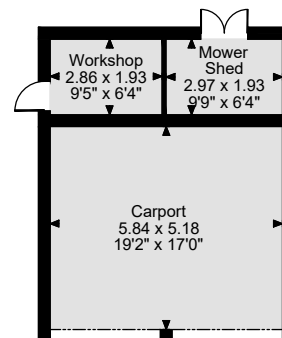
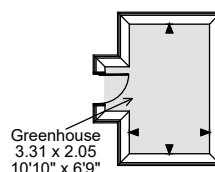




**Ground Floor**



**First Floor**



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

□ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8636963/MKB

## Floorplans

Main House internal area 2,010 sq ft (187 sq m)

Carport internal area 331 sq ft (31 sq m)

Outbuildings internal area 204 sq ft (19 sq m)

Total internal area 2,545 sq ft (236 sq m)

For identification purposes only.

## Directions

CV36 4LT - The entrance to Orchard View is over a driveway on the left hand side of The Howard Arms as you look from the green.

what3words/// relishes.positive.geology

## General

**Local Authority:** Stratford-upon-Avon District Council

**Services:** Mains water, electricity via 'Octopus Energy' and drainage, oil fired central heating.

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

**Council Tax:** Band F

**EPC Rating:** D

**Fixtures and Fittings:** Only those items known as fixturs and fittings will be included in the sale. Certain items may be available by separate negotiatiton. White goods including integrated 'Neff' Oven, Fridge and 'Bosch' Dishwasher in the kiten and the 'Bosch' Washing Machine and 'Hoover' Tumble Dryer in the utility room are all included in the sale.

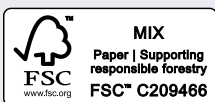
**Wayleaves and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

## Moreton-in-Marsh

Fosse House, High Street GL56 0LH

**01608 650502**

moreton@struttandparker.com  
struttandparker.com



@struttandparker

Over 50 offices across England and Scotland,  
including Prime Central London

For the finer things in property.



**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken between 2020 and 2025. Particulars prepared February 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited