



Nethercote Farmhouse, Great Wolford, Warwickshire

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# Nethercote Farmhouse, Great Wolford, Shipston-on-Stour, Warwickshire, CV36 5NF

A handsome farmhouse requiring modernisation set in a rural location

Moreton-in-Marsh 4 miles, Shipston-on-Stour 4 miles, Banbury 17 miles (London, Marylebone 62 minutes) Stratford upon Avon 15 miles, Oxford 29 miles.

3 Reception rooms | Kitchen/breakfast room  
Utility room with shower and WC | 4 Bedrooms  
2 Bathrooms (1 en-suite) | Garden and parking  
In all about 0.4 of an acre

EPC Rating F

## The property

Nethercote Farmhouse is a handsome period property set in a rural location in south Warwickshire. Built of stone and part of a farm complex, the property has a number of traditional features which include stone mullions, window seats, exposed stone walls and beams, and flagstone flooring. The house requires modernisation. The front door opens into a small lobby off which is the dining room, with an open fireplace, and the drawing room which has an inglenook fireplace, French doors to the garden and stairs to the first floor. Off this room is the kitchen/breakfast room with views over the garden. Adjacent is a family room with a door to the front of the property, and a utility room with a cloakroom and shower, and a door out into the garden. From the drawing room, stairs rise to the first floor landing, of which is the principal bedroom with bathroom and walk in closet. There are two further bedrooms, a family bathroom, and some walk-in loft storage. From the first floor, stairs rise to a large secondary landing and bedroom 4.

## Outside

The property stands in just under 0.4 of an acre which is predominantly lawned garden with a paved terrace that runs along the front of the property, and ample parking at the front of the house.

## Location

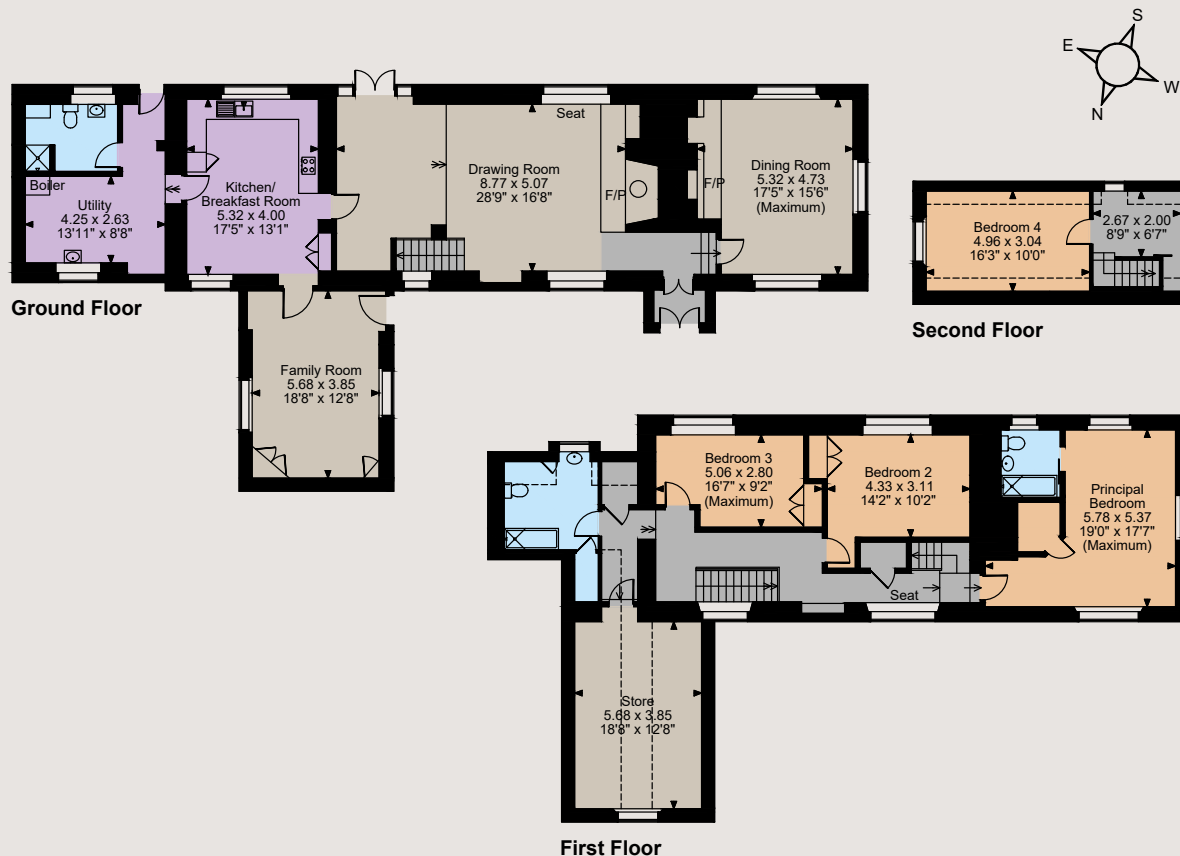
Nethercote Farmhouse lies in a rural location between the south Warwickshire villages of Great and Little Wolford. The market towns of Chipping Norton, Shipston-on-Stour, Moreton-in-Marsh and Stow-on-the-Wold are all within easy reach, providing a range of everyday facilities. The cultural centres of Stratford-upon-Avon and Oxford provide a wider range of recreational and educational opportunities in the state and private sectors, as well as providing extensive cultural and leisure facilities. Daylesford Organic and Soho Farmhouse are 9 and 14 miles respectively. There are mainline railway stations at Banbury and Moreton-in-Marsh with regular services to London Marylebone (62 minutes) and Paddington (90 minutes) respectively.







Floorplans  
House internal area 2,938 sq ft (273 sq m)  
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.  
□ □ □ Denotes restricted head height  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8591247/LPV

## Directions

From Moreton-in-Marsh take the A44 towards Oxford. Continue past the Fire Service College and take the first left hand turn signed to Great Wolford. Continue into the centre of the village, and at the crossroads turn right signed to Little Wolford. Proceed down this road as it bends to the left and the property will be found on the right hand side after about 500 yards.

## General

**Local Authority:** Stratford District Council Tel: 01789 267575

**Services:** Mains water, electricity, and drainage.

**Council Tax:** Band G

**Fixtures and Fittings:** Only those items known as fixtures and fittings will be included in the sale

**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, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not.

**Tenure:** Freehold

**Guide Price:** £925,000

## Moreton-in-Marsh

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