

Cobblers House  
Cherington, Shipston-on-Stour  
Warwickshire



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## A recently renovated village house, with 3 bedroomed flat and extensive outbuildings

Cobblers House was built in a traditional style in 1967 and is situated in a secluded location at the end of Steels Lane. The property has recently been renovated with a new kitchen and bathrooms. The accommodation comprises two reception rooms and large kitchen/dining room with adjacent secondary kitchen/pantry off which is the rear hall with WC and cupboard for washing machine and tumble dryer. From the kitchen/dining room, stairs rise to a landing, off which is the principal bedroom with large en-suite bathroom, two further bedrooms and a family bathroom. To the south of the house is the spacious 3-bedroomed flat with garaging and extensive outbuildings beneath. These include a double garage with workshop, three former stables and a covered area.

Cobblers House stands in about half an acre of mainly lawned gardens surrounded by mature trees. The house has parking to both the north of the property and also in front of the flat and garage accessed through a gate that leads from the end of Steels Lane to the back of the house. From the gravelled area at the back of the property, there is access to a large expanse of lawn which includes a summer house and a number of fruit trees. There is also a large paved terrace behind the house accessed from the sitting room suitable for outdoor entertaining.



### Location

Cherington is located in the attractive rolling countryside on the Warwickshire/Oxfordshire borders within the Cotswold Area of Outstanding Natural Beauty. The village is conveniently situated for easy access to both Shipston-on-Stour and Chipping Norton. Within the village is an active village hall and well-regarded pub, The Cherington. The area is well served by a network of main roads providing access to the larger centres of Oxford, Banbury and Stratford-upon-Avon which provide first class state and private schools and a wide range of cultural and leisure facilities. The M40 (J11) at Banbury provides access north to Birmingham and the Midlands and south to Oxford and London. There are mainline stations at Banbury and Moreton-in-Marsh with regular rail services to London, Marylebone and Paddington, respectively.

### General

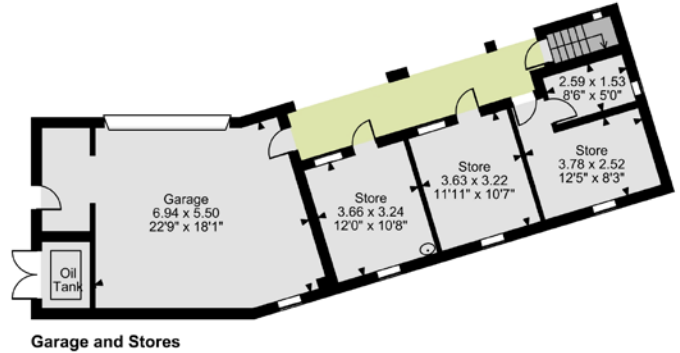
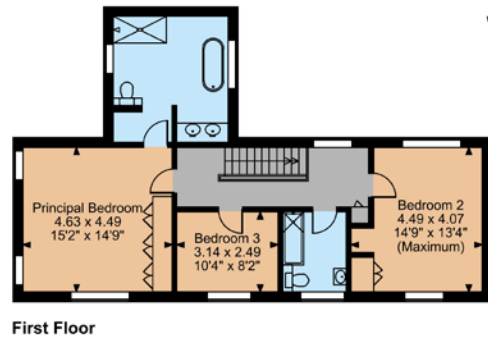
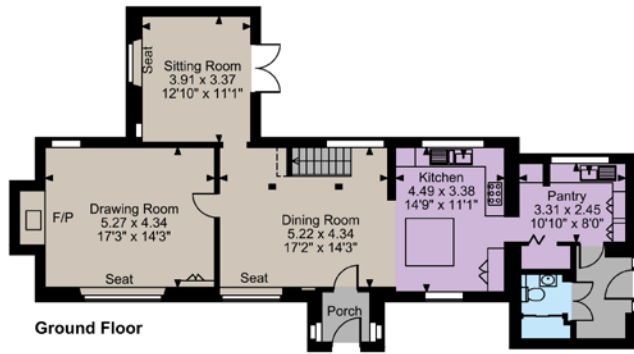
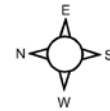
Local Authority: Stratford-upon -Avon District Council  
 Services: Mains electricity, drainage and water. Oil fired central heating.  
 Council Tax: Band H  
 EPC Rating: House rating F; Flat rating E  
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**3765sq ft (350 sq m)**  
**2 reception rooms**  
**3 bedrooms**  
**2 bathrooms (1 en-suite)**  
**3 bedroomed flat**  
**Extensive outbuildings**  
**Gardens and grounds**  
**About 1/2 an acre**  
**Freehold | Village**

**Guide price £1,595,000**



**Cobblers House, Steels Lane, Cherington**  
**Main House internal area 1,904 sq ft (177 sq m)**  
**Annexe internal area 924 sq ft (86 sq m)**  
**Garage & Stores internal area 937 sq ft (87 sq m)**  
**Total internal area 3,765 sq ft (350 sq m)**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 □ □ □ □ Denotes restricted head height  
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## Moreton-in-Marsh

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