



Orchard Cottage, Stourton, Nr Shipston-on-Stour,
Warwickshire

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Orchard Cottage, Stourton, Nr Shipston-on-Stour, Warwickshire, CV36 5HG

A pretty, listed village property

Shipston-on-Stour 5 miles, Stratford-upon-Avon 16 miles, Banbury 13 miles (London, Paddington from 62 minutes), Oxford 27 miles

2 Reception rooms | Kitchen/breakfast room
4 Bedrooms | 3 Bathrooms | Garage Garden

EPC Rating F

The property

Orchard Cottage is a pretty, traditional property that is listed Grade II. Built of stone, the house dates from the mid 18th century with later editions, and has a number of traditional features including exposed beams and an inglenook fireplace. Set back from the village lane, the front door opens into the sitting room with inglenook fireplace and wood burning stove, bread oven and French doors into the garden. There is a step up to the kitchen/breakfast room which is fully fitted with extensive floor and wall mounted units, central island unit, stone flagged floors and a stable door into the garden. Off the kitchen is the dining room with glazed doors along one wall opening onto the garden terrace. From the sitting room, a staircase rises to a large landing off which is the main bedroom with dressing room and en suite shower room. There is another bedroom and the family bathroom. The stairs continue to the second floor where there are 2 further bedrooms and a shower room.

Outside

Orchard Cottage has an attractive mainly lawned garden with a number of established flower beds with mature shrubs and a paved terrace with glazed screen above. A gate in the garden wall opens to a pedestrian access which leads to the single garage and store which also have a separate vehicular access.

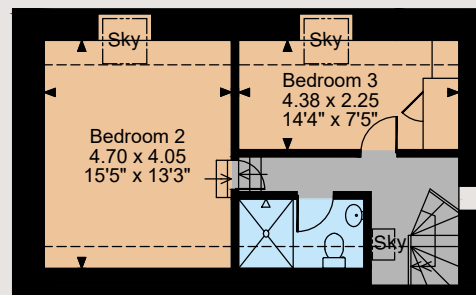
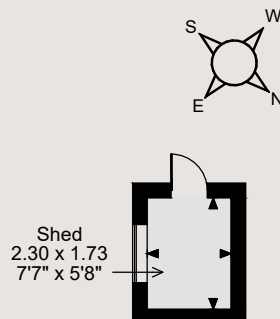
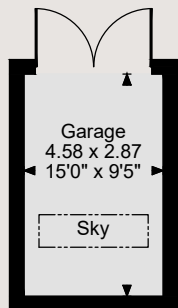
Location

Stourton is a delightful village situated amongst rolling countryside on the borders of South Warwickshire, Oxfordshire and Gloucestershire in the Cotswold Area of Outstanding Natural Beauty. The village has an active village hall, a public house, a fine church and the Cotswold Distillery. It is conveniently situated for centres such as Oxford, Stratford-upon-Avon and Banbury which are the main shopping and cultural centres in the region. Moreton-in-Marsh and Shipston-on-Stour are within 7 miles and cater for most everyday needs. Communications are excellent with a regular rail service to London from Banbury (Marylebone) or Moreton-in-Marsh (Paddington) taking 62 and 94 minutes respectively.

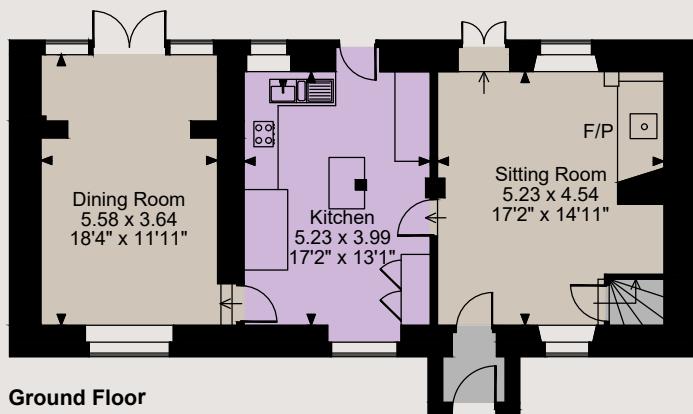




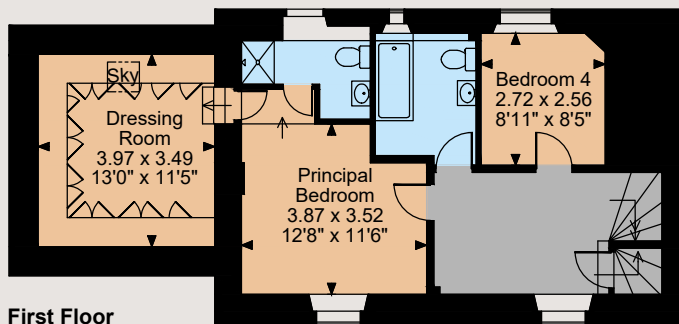
Main House internal area 1,705 sq ft (158 sq m)
Garage internal area 141 sq ft (13 sq m)
Total internal area 1,846 sq ft (171 sq m)



Second Floor



Ground Floor



First Floor

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

□□□ Denotes restricted head height

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Directions

From Chipping Norton take the A3400 towards Stratford-upon-Avon. Pass through the village of Long Compton and after approximately two and half miles take the right turn signposted to Cherington. Continue through the village and into Stourton. After the sharp left-hand bend take the next right turn signed to Whichford and the house is on the right identified by a For Sale board.

General

Local Authority: Stratford District Council

Services: Mains water, electricity and drainage.

Oil fired central heating.

Council Tax: Band G

Fixtures and Fittings: All items known as fixtures and fittings are excluded from the sale. However certain items may be available in addition 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, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not.

Tenure: Freehold

Guide Price: £795,000

Moreton-in-Marsh

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Over 45 offices across England and Scotland, including Prime Central London

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