

Fountain Cottage,
Whichford
South Warwickshire



Strutt
& Parker

Land and property. Since 1885.

A charming and spacious period house in the heart of this popular village

Fountain Cottage is a charming period property offering four/ five bedrooms and splendid character features in the heart of the small village of Whichford. The cottage has distinctive honey-coloured stone elevations so associated with this region, while inside there are exposed timber beams and stone-built fireplaces, alongside understated, attractive décor and fittings.

The ground floor provides three comfortable reception rooms, including the well-proportioned sitting room at the front, which has timber beams overhead, a fireplace fitted with a woodburner and space for a seating area and a reception area. There is also a private study for home working and at the rear, a formal dining room with wooden flooring, painted timber beams and views across the gardens. Additionally, the ground floor has a well-equipped kitchen with fitted units to base and wall level, as well as a range cooker, with an adjoining glass-roofed lean-to is ideal for use as a utility room for further storage and appliances.

On the first floor there are three/four well-presented double bedrooms of similar proportions. Two of the bedrooms are inter-linking and could be used as another bedroom suite. The family bathroom is also on the first floor, stairs from the landing give access to the second floor and the principal bedroom, as well as a further shower room.

Outside, the property opens onto the peaceful lane leading to the village centre, with parking available in the open-fronted, integrated garage at the front of the house. The gardens at the rear feature a patio for al fresco dining, as well as an area of lawn, bordered by colourful beds with various shrubs and flowering perennials. The gardens are sheltered at the rear by mature trees, creating a sense of peace and privacy from neighbouring properties.



Location

Fountain Cottage is set in the sought after village of Whichford, opposite the village green, and on the edge of the Cotswolds in an 'Area of Outstanding Natural Beauty' next to the wonderful Whichford Woods. The village is a thriving community with a central village green overlooked by the recently refurbished pub, The Norman Knight and the Whichford Pottery with its acclaimed Straw Kitchen. The house is conveniently located for access to Soho Farm House, Daylesford, and a number of local farm shops as well as a plethora of gastro-pubs and dining options. There are also village stores in nearby Long Compton and Hook Norton as well as the Cotswold Distillery just a mile away at Stourton.

There is a wide selection of state and private schools in the area. The towns of Chipping Norton, Shipston-on-Stour, Moreton-in-Marsh and Stow-on-the-Wold, just a little further afield, offer additional facilities with more extensive amenities in Stratford-upon-Avon, Oxford and Banbury. Mainline railway stations in Banbury, Kingham and Moreton-in-Marsh provide easy access to Oxford, London and Birmingham. There are golf courses at Feldon Valley (Brailes), Tadmarton, Rye Hill and Chipping Norton as well as a number of tennis and padel clubs locally.

There is also access to excellent walking and riding.

Postcode region - CV36

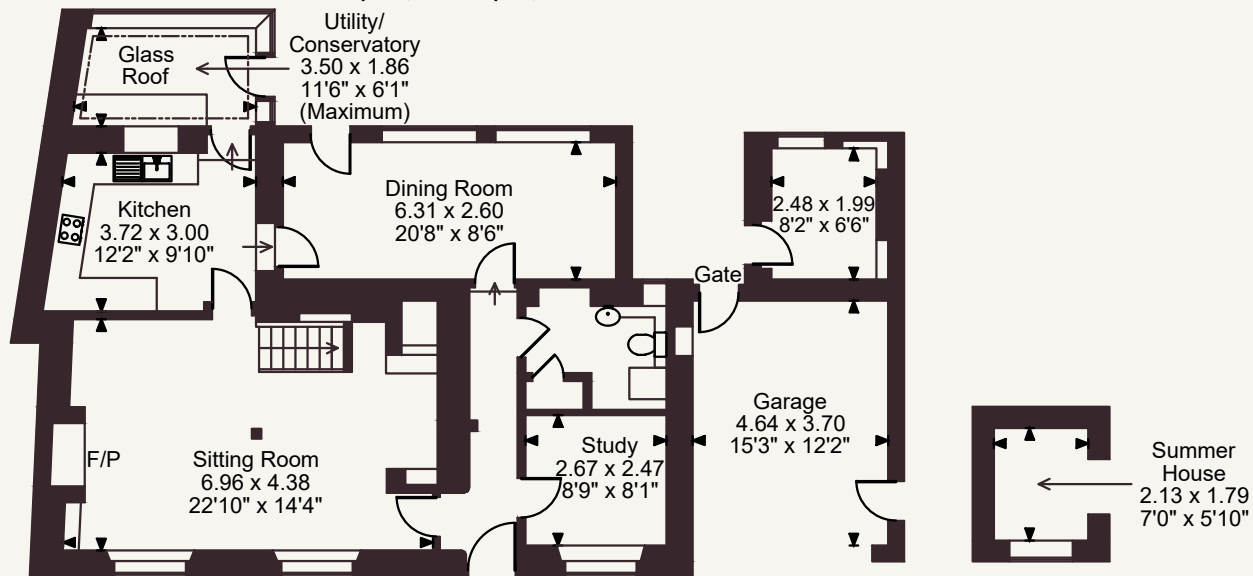
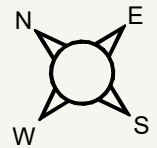
General

Local Authority - Stratford District Council
Services: Mains water, electricity and drainage
Council Tax: Band - E
EPC Rating: TBC
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

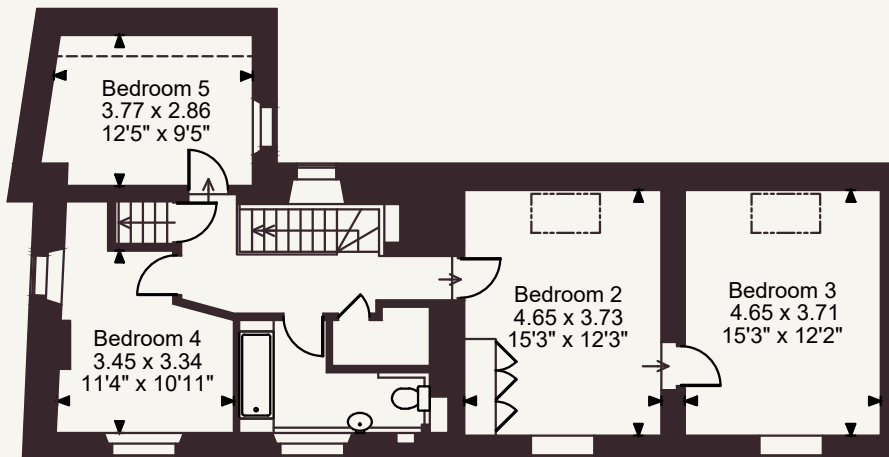
2,119 sq ft (197 sq m) -
2,398 sq ft (223 sq m)
3 reception rooms
4 - 5 bedrooms
2 bathrooms
Enclosed gardens
Lovely village location
Freehold

Guide price £875,000

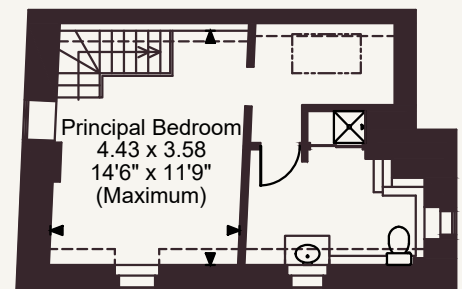
Main House internal area 2,119 sq ft (197 sq m)
 Garage internal area 185 sq ft (17 sq m)
 Outbuildings internal area 94 sq ft (9 sq m)
 Total internal area 2,398 sq ft (223 sq m)



Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□□□□ Denotes restricted head height

Moreton-in-Marsh

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