



Nightingale Cottage

Cherington, Nr Shipston-on-Stour, Warwickshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A very pretty listed house

A stone built property set in a popular village with planning permission to extend



2 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



GARAGE AND OFF STREET PARKING



GARDEN



FREEHOLD



VILLAGE



2271-2854 SQ FT



GUIDE PRICE £1,150,000



The property

Nightingale Cottage is a Grade II listed property constructed of Cotswold stone. Dating from the early to mid-eighteenth century with later additions, the property has recently been updated to create a superb home. The well-presented accommodation is arranged over three floors and comprises a generous triple aspect drawing room/dining area with an impressive inglenook fireplace and double doors leading out to the garden. The large windows have window seats and wooden shutters. Glazed doors open into a snug which has a fireplace with a wood burning stove. Off the entrance hall is the kitchen which is fitted with an excellent range of country style floor and wall units and a Belfast sink. A glazed door leads to the garden. From the hall, stairs rise to the first floor landing off which is a wonderful principal bedroom suite with dressing room with fitted cupboards, and a luxurious, well-appointed bathroom with separate shower cubicle. Also on the first floor is bedroom two and a useful utility room with WC and storage. On the second floor are two further excellent bedrooms which share a shower room.

Outside

The garden is a particular feature of this property, arranged as discrete areas, linked by rose arches and enclosed by dry stone walling on all sides to provide a sense of complete privacy. The paved upper terrace is ideal for outdoor dining and entertaining. There is also a pond, water feature and a wide variety of established shrubs, trees and well-stocked flowerbeds. There is a double garage, with mezzanine floor, store and parking to the side of the house.

Planning

Planning permission has been obtained for an extension with glazed link to provide a kitchen/diner under reference 25/00681/FUL as well as a permission to raise the garage roof to provide a home office at first floor level under reference 25/01994/FUL.

Prospective purchasers are advised that they should make their own enquiries of the local authority planning department.



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.



Distances

- Shipston-on-Stour 5 miles
- Moreton-in-Marsh 7 miles
- Chipping Norton 9 miles
- Stratford-upon-Avon 17 miles

Nearby Stations

- Moreton-in-Marsh 7 miles
- Banbury 12 miles
- Kingham 12 miles

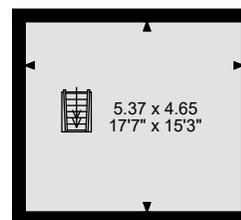
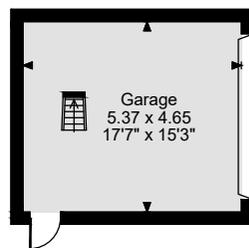
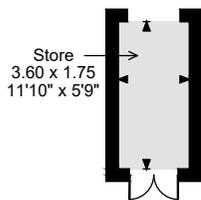
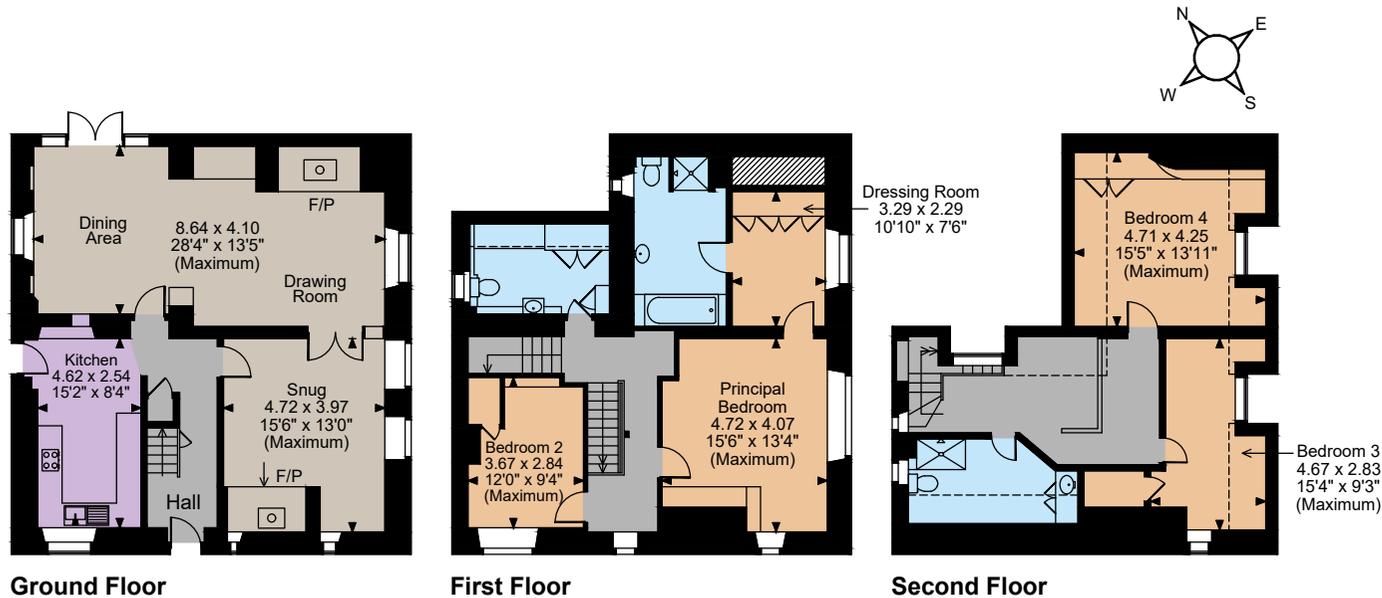
Key Locations

- Daylesford Organics
- Soho Farmhouse
- Whichford Pottery

Nearby Schools

- Kitebrook House
- Tudor Hall and Bloxham
- Stratford Schools





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

□ □ □ □ Denotes restricted head height

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Floor plan

Main House internal area 2,271 sq ft (211 sq m)

Garage & Mezzanine internal area 518 sq ft (48 sq m)

Store 65 Sq ft (6 sq m)

Total internal area 2,854 sq ft (266 sq m)

Directions

CV36 5HY

From Shipston-on-Stour take the A3400 south towards Oxford. After about three miles take the second turning left by a gate lodge signposted to Cherington and Stourton. Proceed into the village of Cherington and continue for about 400 metres. Turn left into Wood Lane and the property will be found near the end of the lane on the right.

what3words: ///boarding.weekends.hedgehog

General

Local Authority: Stratford District Council

Services: Mains water, electricity and drainage.

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

Council Tax: Band G

EPC Rating: Rating E

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items such as carpets and curtains may be available by separate negotiation.

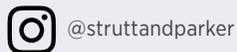
Moreton-in-Marsh

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