

Peter Clarke



Orchard House Admington, Shipston-on-Stour, CV36 4JN

## Orchard House, Admington



Approximate Gross Internal Area  
 Ground Floor = 96.88 sq m / 1043 sq ft  
 First Floor = 60.46 sq m / 651 sq ft  
 Garage = 30.18 sq m / 325 sq ft  
 Barns = 163.15 sq m / 1756 sq ft  
 Stable Block = 70.95 sq m / 764 sq ft  
 Total Area = 421.65 sq m / 4539 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.



- Unique & Rare Opportunity for Property with Stables, Barn & Field of Approx an Acre
- Three Bedroom Detached Property
- Four Stables, Garage & 1,750sq ft Barn
- Potential for Improvement Subject to Relevant Planning permission
- Village Location
- NO ONWARD CHAIN



£850,000

A rare and unique opportunity to purchase a three bedroom detached house with stables, a large barn and a field that is approximately an acre. There is potential for improvement subject to planning permission. The house is almost 1,700sq ft, with the barn stables and garage bringing it to a total in the region of 4,500 sq ft.

Admington is a small, attractive and sought after hamlet situated approximately five miles to the south of Stratford Upon Avon not far from the village of Ilmington and en route to the town of Shipston On Stour which is on the edge of the Cotswolds and offering excellent local amenities. Stratford upon Avon and Chipping Campden offer a variety of shopping, social, educational and recreational facilities and there is easy access to the motorway network and regional centres.

#### ACCOMMODATION

The entrance porch leads into an entrance hall which goes through to an open dining room which is dual aspect having sliding patio doors to the rear garden with stairs leading to the first floor. The under stairs cupboard houses the central heating boiler. There is a good sized sitting room with feature fireplace & electric fire. The modern kitchen has a range of base wall and drawer units with work surfaces over, stainless steel sink and drainer, electric Aga and under counter fridge. A utility room has additional storage with a Belfast sink and plumbing for washing machine. A cloakroom leads off from this and an office completed the ground floor accommodation. To the first floor landing there is a main bedroom with built in storage, two further bedrooms and a bathroom.

#### OUTSIDE

The property is approached via a gated driveway which has ample off road parking and a good sized front garden which wraps around the side and to the rear. A gate leads through to the stables, garage and barn with access to the field also.

#### GENERAL INFORMATION

**TENURE** The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

**SERVICES** We have been advised by the vendor that mains electricity, water and drainage are connected to the property. However, this should be checked by your solicitor before exchange of contracts. Oil fired central heating.

**RIGHTS OF WAY** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority Stratford on Avon District Council and is understood to lie in Band G.

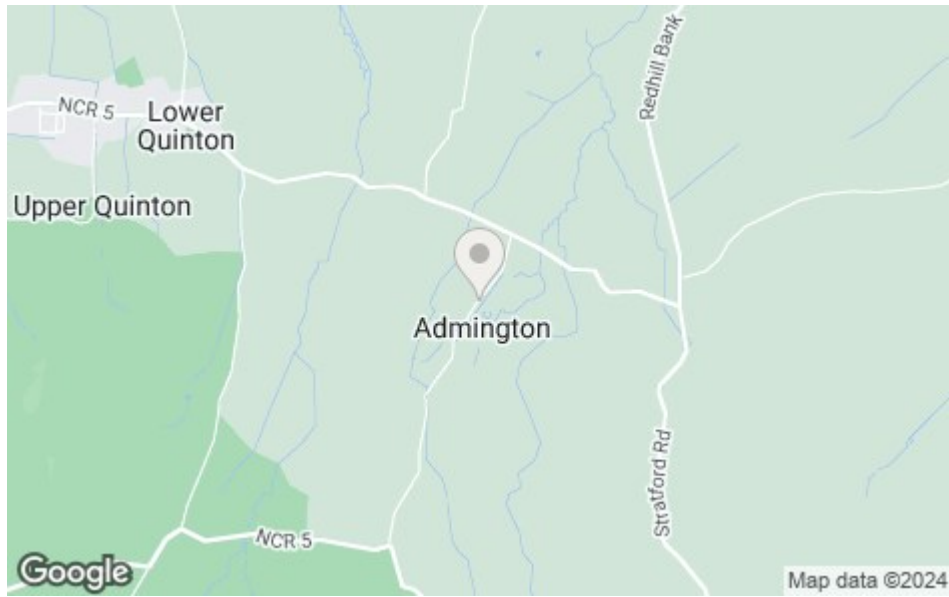
**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING E:** A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the Selling Agents.

**REGULATED BY RICS**







DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





Multi-award winning offices  
serving South Warwickshire & North Cotswolds

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