

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.

Dining Room 5.28 x 3.38 17'4" x 11'1"

> Sitting Room 6.40 x 3.94 21'0" x 12'11"









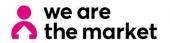












- Unique & Rare Opportunity for Property with Stables, Barn & Field of Approx an Acre
- Three Bedroom Detached **Property**
- Four Stables, Garage & 1,750sq ft Barn
- Potential for Improvement Subject to Relevant Planning permission
- Village Location
- NO ONWARD CHAIN



£775,000

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

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 SERVICES We have been advised by the vendor that drawer units with work surfaces over, stainless steel sink heating. and drainer, electric Aga and under counter fridge. A utility room has additional storage with a Belfast sink RIGHTS OF WAY The property is sold subject to and off from this and an office completed the ground floor accommodation. To the first floor landing there is a over same whether mentioned herein or not. 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 The entrance porch leads into an entrance hall which although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

cupboard houses the central heating boiler. There is a mains electricity, water and drainage are connected to good sized sitting room with feature fireplace & electric the property. However, this should be checked by your fire. The modern kitchen has a range of base wall and solicitor before exchange of contracts. Oil fired central

and plumbing for washing machine. A cloakroom leads with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist

> 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 agent.











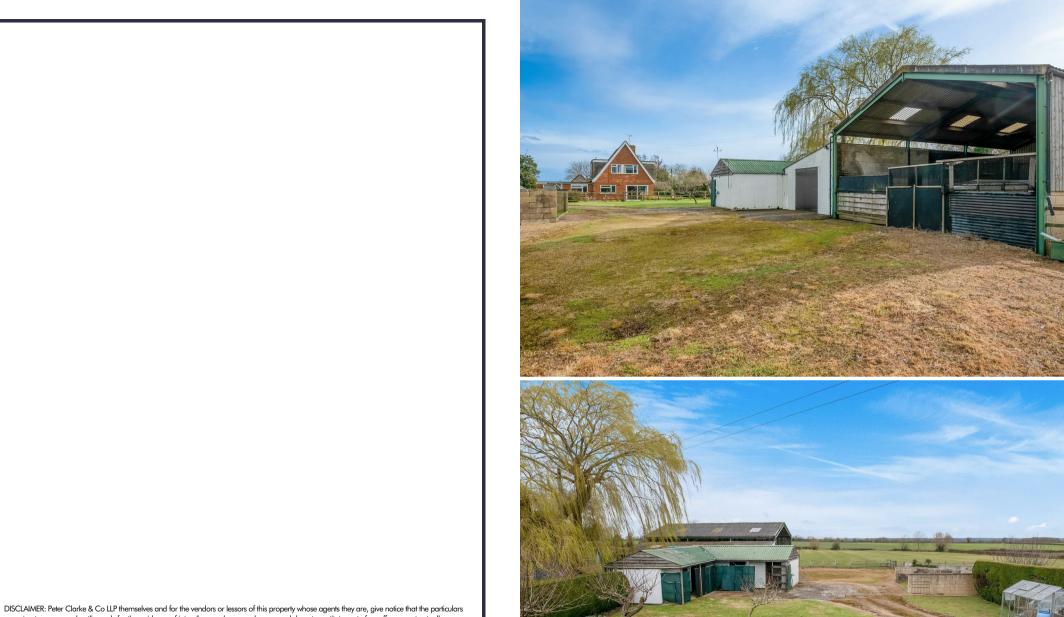












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Multi-award winning offices serving South Warwickshire & North Cotswolds

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Peter Clarke

