

Peter Clarke



Deer Cottage Front Street, Ilmington, Shipston-on-Stour, CV36 4LA

- Three Bedroom Cotswold Stone Cottage
- Sought After Village of Ilmington
- Three Bedrooms with Built In Wardrobes
- Fitted Kitchen & Dining Room
- Sitting Room with Open Fire
- Modern Shower Room
- NO ONWARD CHAIN



£495,000

A three bedroom Cotswold Stone semi- detached cottage situated in Ilmington. Ilmington is a most attractive, sought after South Warwickshire village. There are two public houses, Church, Primary School, large playing field area encompassing a wonderful children's play area, bowling, cricket and football clubs and two floodlit all weather tennis courts. The village also boasts a community-run shop and cafe.. Wider shopping, schooling and recreational facilities are available in the nearby towns of Stratford upon Avon (7½miles), Chipping Campden (5½ miles) and Shipston on Stour (4miles).

#### ACCOMMODATION

The entrance hall has a door leading into the dining room which has a feature fireplace and built in cupboard. This leads through to the kitchen which has a range of base, wall and drawer units with work surfaces over, integrated electric oven and electric hob with extractor above, space for washing machine and fridge. A door leads into the inner hall which has stairs leading to the first floor and a door through to the sitting room which has feature beams, a fireplace with open fire and is dual aspect. To the first floor there are three bedrooms with built in wardrobes and a modern shower room with walk in shower. To the outside the property is approached via a shared path to a gate which leads you into a private garden which has a hedge and fenced boundary with countryside views.

#### 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 F.

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

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

REGULATED BY RICS



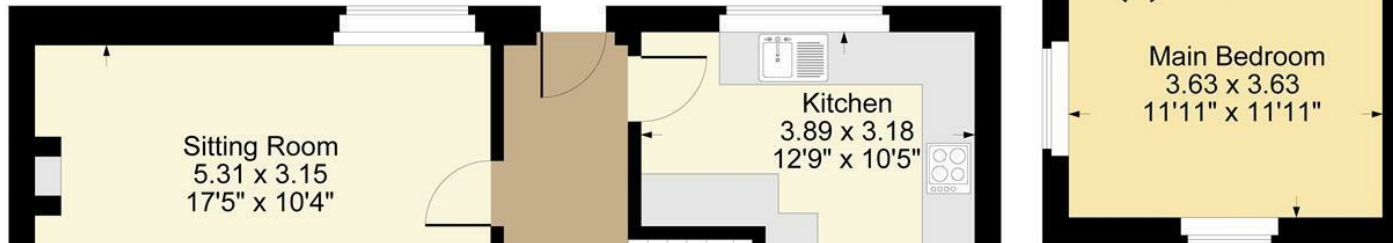
# Deer Cottage, Ilmington



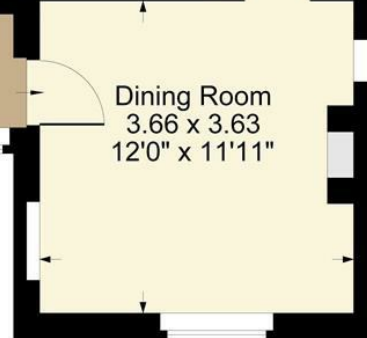
Approximate Gross Internal Area  
Ground Floor = 51.32 sq m / 552 sq ft  
First Floor = 49.43 sq m / 532 sq ft  
Total Area = 100.76 sq m / 1085 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.

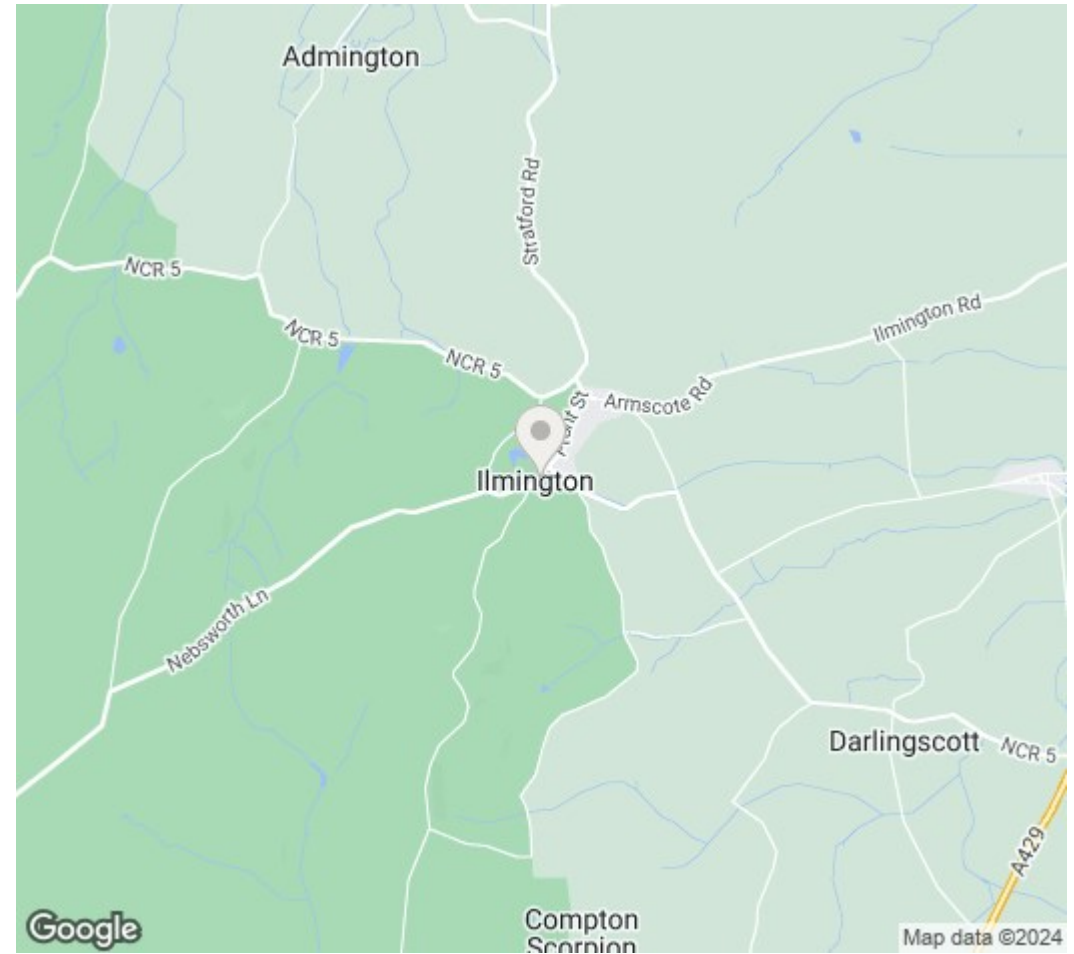


## First Floor



## Ground Floor





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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