

Peter Clarke



Church Cottage, Valenders Lane, Ilmington, Shipston-on-Stour, CV36 4LB



- Detached Stone Character Cottage in Sought After Village of Ilmington
- Kitchen/Dining Room with Range Style Oven & Doors to Covered Patio Area
- Sitting room with Bay window & Open Fire
- Two Double Bedrooms to First Floor - Ground Floor Bathroom
- Garden Room with Double Doors onto Garden
- Well Stocked Private Garden



£450,000

Welcome to Valenders Lane, Ilmington, Shipston-On-Stour - a charming location that could be the setting for your new home! This two bedroom character property boasts a cosy sitting room, perfect for relaxing or entertaining guests. a kitchen/dining room with outside covered seating area. In addition there is a beautiful insulated summer house/ garden room overlooking the well stocked garden.

Nestled in the picturesque village of Ilmington, this property offers a quintessentially British lifestyle with its character and charm. Whether you're looking for a peaceful retreat or a place to call home, this property has the potential to fulfil your desires. Don't miss out on the opportunity to own a piece of history in this lovely village.

#### ACCOMMODATION

The front door leads into a hallway which has stairs leading to the first floor. A door leads through to the sitting room which has a bay window, feature beams, Inglenook fireplace with open fire and a door through to the kitchen/dining room. There is a range of base and drawer units with work surfaces over, integrated dish washer and oil fired Range style oven. Bi-fold doors lead out onto a covered terrace. The bathroom has a bath with shower over, wc , wash hand basin and storage cupboard with a door leading to the garden. To the first floor there are two double bedrooms with built in wardrobes. Outside there is a beautiful garden room which could be used as a home office with doors opening out on to the well stocked garden.

#### GENERAL INFORMATION

**TENURE** The property is understood to be freehold. 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 E.

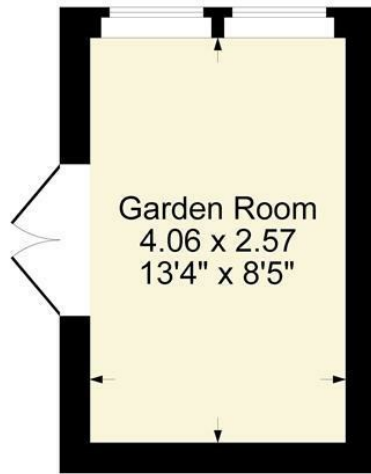
**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING TBC:** A full copy of the EPC is available at the office if required.

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

**REGULATED BY RICS**

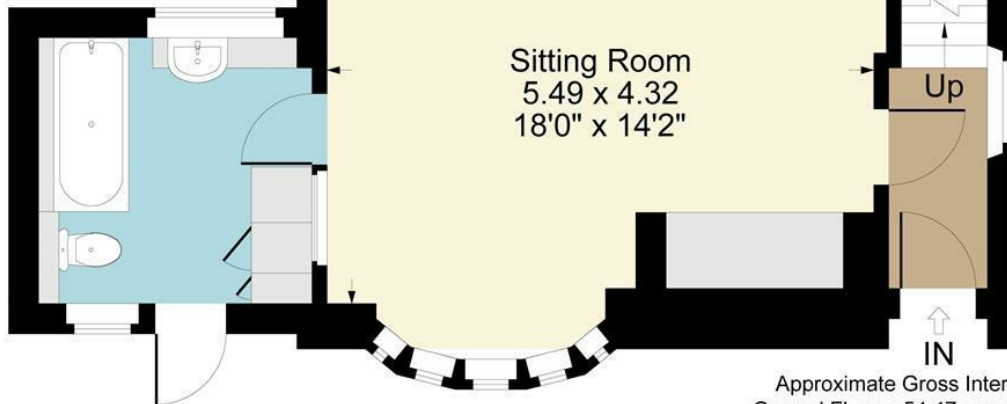


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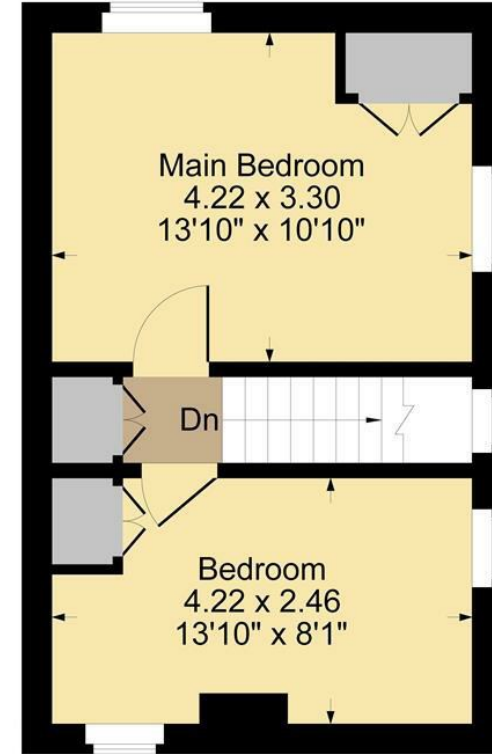


Garden Room  
4.06 x 2.57  
13'4" x 8'5"

Outbuilding



Ground Floor



Main Bedroom  
4.22 x 3.30  
13'10" x 10'10"

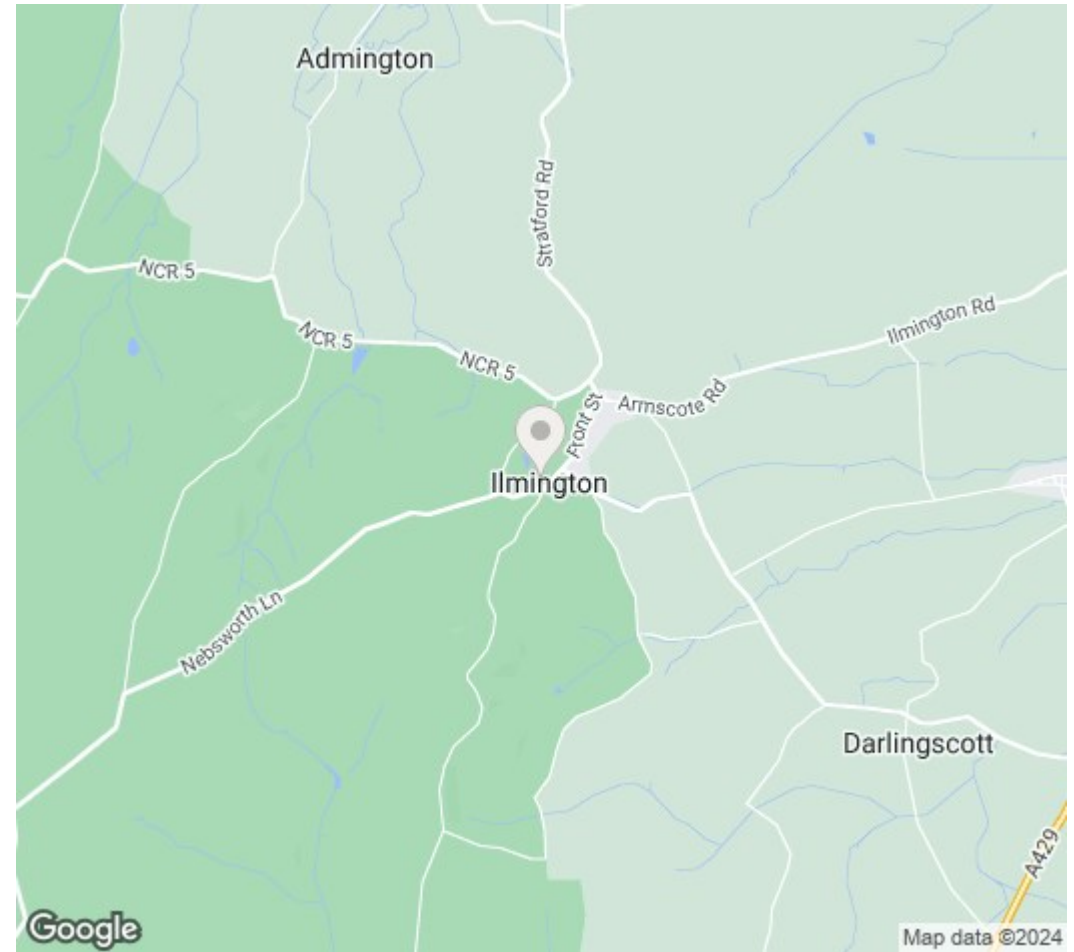
Bedroom  
4.22 x 2.46  
13'10" x 8'1"

First Floor

Approximate Gross Internal Area  
Ground Floor = 54.47 sq m / 586 sq ft  
First Floor = 29.23 sq m / 315 sq ft  
Outbuilding = 10.42 sq m / 112 sq ft  
Total Area = 94.12 sq m / 1013 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.







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

13 High Street, Shipston-on-Stour, Warwickshire, CV36 4AB  
01608 260026 | [shipston@peterclarke.co.uk](mailto:shipston@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)

