

Peter Clarke



1 The Leys Cherington, Shipston-on-Stour, CV36 5HX

- Renovated Three Bedroom Victorian Cottage
- Quiet Courtyard Setting
- Spacious Open Plan Kitchen/Dining Room
- Original Features - Exposed Beams, Open Fireplaces, Bread Oven, Veranda, Wood Burning Stove
- Air Source Heat Pump Installed and Heating System Upgraded 2023
- Electrical System Upgraded 2023
- Patio Garden & Bicycle/Tool Store
- Hardwood Double Glazed Sash Windows and Secondary Glazing Installed
- Communal Driveway Upgraded and Resurfaced 2021, and Two Private Off Road Parking Spaces
- NO ONWARD CHAIN



£325,000

Dating back to the late 19th century, 1 The Leys, is a recently renovated mid terrace Victorian Cottage. Set back from the public road, the cottage overlooks a quiet private courtyard, located within the Cherington conservation area and the Cotswolds Area of Outstanding Natural Beauty.

The attractive villages of Cherington and adjoining Stourton, are located in South Warwickshire on the edge of the Cotswolds Hills, close to the Oxfordshire and Gloucestershire borders. Within the combined villages is a parish church, new village hall, refurbished public house and the renowned Cotswolds Distillery. The local towns of Shipston on Stour, Moreton in Marsh and Chipping Norton offer a wide range of facilities.

ACCOMMODATION

The cottage is approached along a pathway, paved with reclaimed blue Victorian bricks. From under the veranda, the front door opens into the kitchen/dining room which has a country style kitchen, exposed beams with a staircase leading to the first floor. The sitting room is dual aspect with wood burning stove, exposed beams, bread oven and original store cupboard.

The first floor landing has views across the courtyard, an overhead cupboard and partly panelled with elm board. The main bedroom is dual aspect with a Victorian cast iron fireplace and an adjoining large walk in wardrobe. The second bedroom also benefits from a walk in wardrobe, large overhead storage cupboard and partly panelled with elm board. The third bedroom has attractive views to the rear.

The family shower room is fitted with a Grohe shower, hand basin and wc, with polished copper pipework throughout.

Outside is the Victorian veranda running the entire width of the property, small patio garden, flower border, bicycle/tool store and parking for two vehicles.

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. Air source heat pump 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.

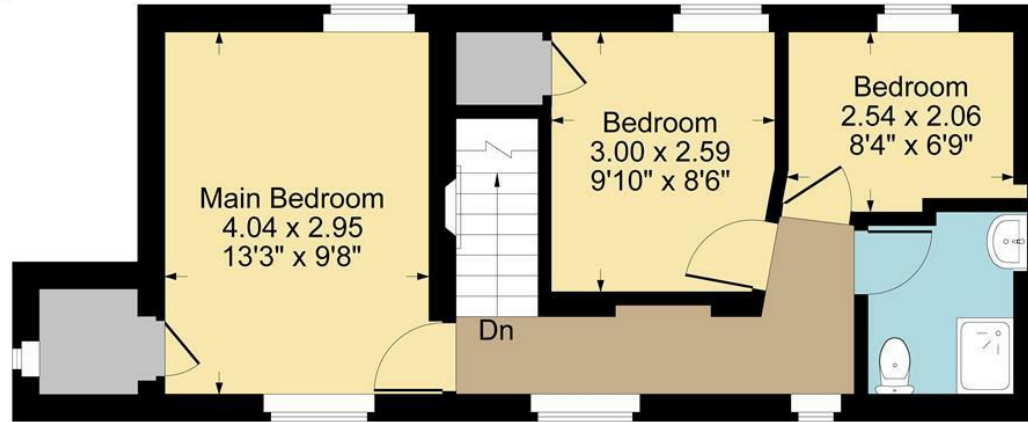
COUNCIL TAX: Council Tax is levied by the Local Authority Stratford on Avon District Council and is understood to lie in Band D

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

VIEWING: By Prior Appointment with the Selling Agents.

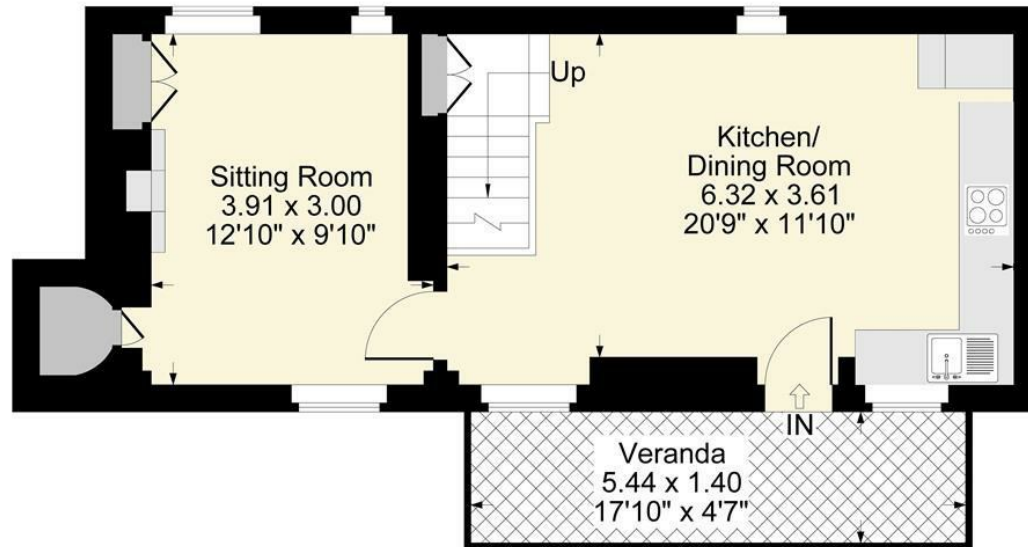


1 The Leys, Cherington



First Floor

Approximate Gross Internal Area
 Ground Floor = 39.29 sq m / 423 sq ft
 First Floor = 40.04 sq m / 431 sq ft
 Veranda = 8.08 sq m / 87 sq ft
 Total Area = 87.41 sq m / 941 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



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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