

2 Bedroom Cottage for Sale - £375,000

Front Street, Ilmington, CV36 4QP



KEY FEATURES

- "Best Place to Live in the Midlands" *
- Charming Cotswold Cottage
- 2 Bedrooms
- Garden Office
- Generous Rear Garden
- Wood-Burning Stove
- Downstairs Bathroom
- Central Village Location

Description

Nestled in the picturesque village of Ilmington, this delightful two-bedroom mid-terrace cottage sits right in the heart of this much-loved North Cotswold community. Offering plenty of warmth and traditional character, it presents an appealing opportunity for those seeking village living in a truly special setting.

*Named by The Sunday Times as The Best Place to Live in The Midlands, with its beautiful setting, ancient church and wonderful community spirit, Ilmington was described by the judges as a "blissful example of village life as it should be".

Stepping inside, the lounge immediately sets the tone with its exposed timbers, stonework and a charming fireplace that creates an inviting focal point - the perfect place to unwind on quieter evenings. To the rear, the kitchen offers a good range of cupboard storage, space for a dining table, Belfast sink and French doors opening onto the rear garden. A downstairs bathroom completing the ground floor layout.

Upstairs, there are two bedrooms, a large double at the front and a smaller double at the rear, creating a cosy and comfortable feel throughout.

Outside, the property enjoys a good-sized rear garden with ample space for planting and outdoor seating areas. A real highlight is the large garden office - ideal for remote working, hobbies, or a creative retreat - together with several generous storage sheds that offer excellent practicality without compromising the garden.

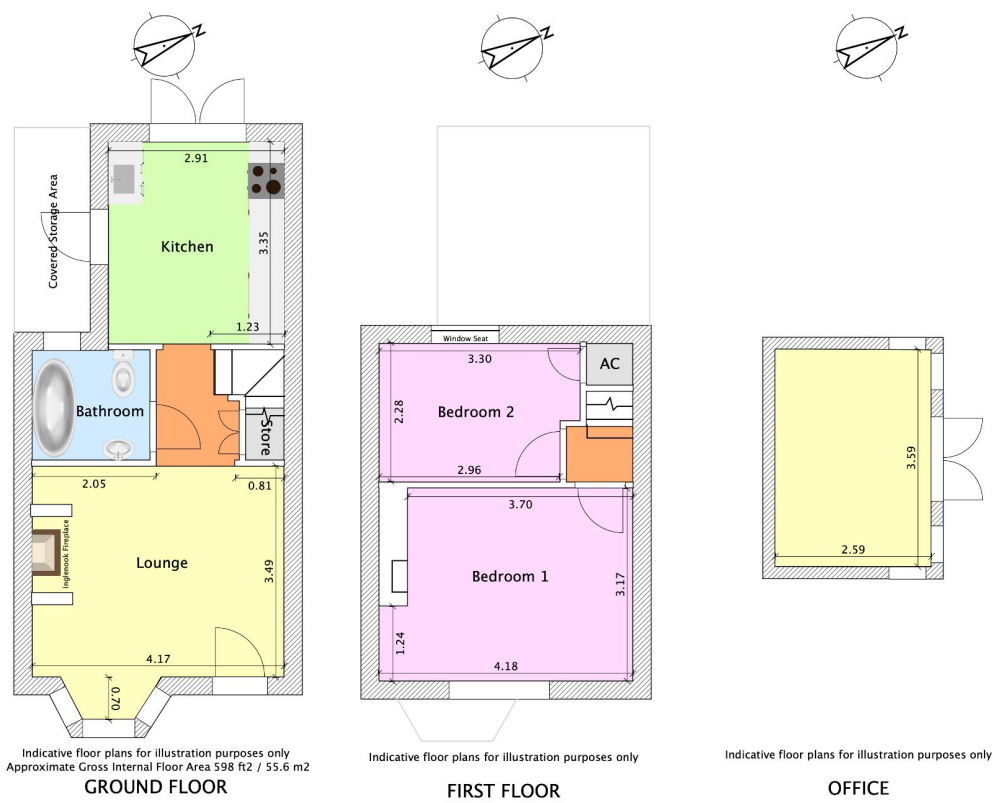
Ilmington itself is one of the area's most charming and sought-after villages, known for its beautiful walking countryside, strong community spirit, and its excellent amenities including two welcoming pubs, a village shop, sports club, and highly regarded primary school. With its pretty lanes, thriving local life and easy access to nearby towns such as Shipston-on-Stour and Stratford-upon-Avon, it's a wonderful place to call home.

Additional Information

We are informed by the vendor that the property is freehold and benefits from mains electricity and drainage. Heating is by electric radiators. Council Tax Band C with Stratford on Avon District Council. All information should be checked by your solicitor prior to exchange of contracts.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	32 F	
1-20	G		