



Rosary Lane, Little Wolford, CV36 5NB

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

A delightful detached house in an elevated plot at the end of a quiet village lane, boasting beautiful gardens and picturesque views of countryside beyond. Built in 1914 as a labourer's farm cottage, the property has been owned by the same family for the last 36 years.

The entrance hall leads to a modern, well-equipped kitchen/breakfast room with centre island & dual aspect windows overlooking the garden and the fields beyond. There are a good range of units and built-in appliances; fridge freezer, electric oven, gas hob, microwave, dishwasher & an instant boil tap. The utility room has ample space and a door out to the garden. The rear hall leads to a pantry, shower room with WC and a door out to the garden. The light and airy sitting room has a wood-burning stove and bi-fold doors leading to a stunning orangery that offers magnificent views of the garden and countryside beyond towards Brailes Hills, there are double doors onto the garden and underfloor electric heating.

Upstairs, the main bedroom has fitted wardrobes, an original fireplace along with dual aspect windows showcasing the breath-taking views. There is a second double bedroom with two windows and a large walk-in wardrobe, and a third L-shaped bedroom ideal for twin beds. The family bathroom, located off the landing, features a bath with a shower over.

A spacious driveway, enclosed by a large stone wall, leads up to the front of the house with ample parking spaces. Towards the west lies a garden area where the family used to keep chickens. There is a beautiful old apple tree and a patio area, perfect for barbeques and to enjoy the sunsets. The large, detached workshop, has several windows, a large double door and side access.

The orangery has a wrap-around patio, and there is a sunken patio to take in the views and admire the garden. This garden area is mainly laid to lawn, with apple, pear, and plum trees scattered around, well-stocked borders and plenty of space for growing vegetables.





Key Features

- Elevated position with views all around
- Generous gardens to 3 sides
- NO ONWARD CHAIN
- Detached purpose built workshop
- Large private driveway
- Mainline railway Oxford/London just 10 mins drive away
- Cotswold Village
- Stunning Orangery with views
- Scope for further improvement
- Various patios and seating areas to follow the sun

Price Guide
£800,000

Little Wolford

Is a delightful and rather special, small, South Warwickshire village set in the North Cotswolds Area of Outstanding Natural Beauty and conveniently situated just off the A3400 Stratford to Oxford road, approximately 3 ½ miles from the market town of Shipston-on-Stour which provides a good range of amenities. The village includes a variety of period and later houses and cottages together with the historic manor house, old public drinking fountain and a village hall. Along with the adjoining village of Great Wolford, there is a main line rail service to London Paddington from Moreton-in-Marsh (5 miles), and the village is also convenient for a number of regional centres including Banbury (18 miles), Stratford upon Avon (14 miles) and Oxford (25 miles).

Additional Information

Tenure: We understand that the property is for sale Freehold.

Local Authority: Stratford-On-Avon District Council

Council Tax Band: E

EPC Rating: G

The property has LPG gas fired central heating and all windows are double glazed. Mains water, drainage and electric are connected to the property.

Agents Notes

(i) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

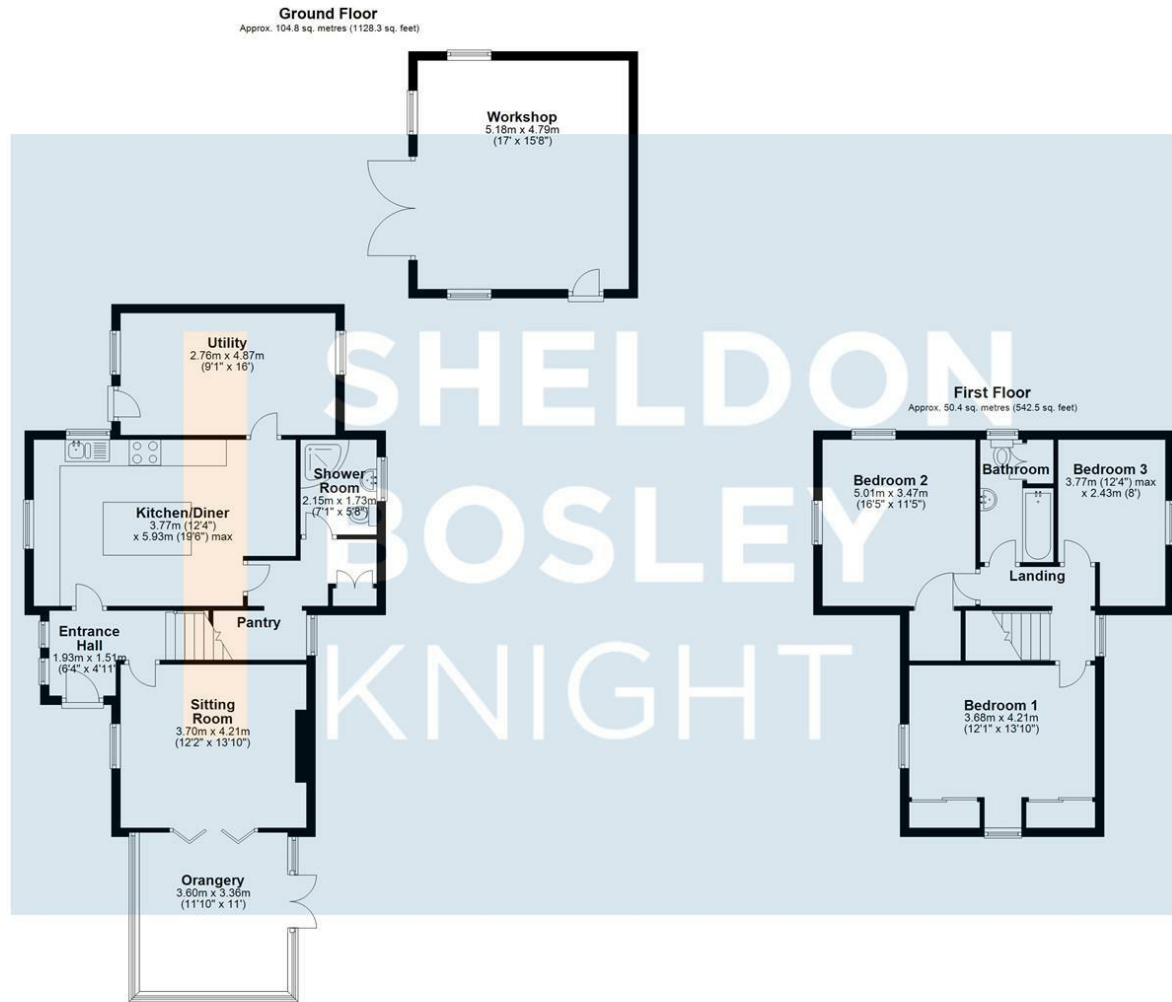
(ii) The property is offered for sale with no onward chain.







Floorplan



Total area: approx. 155.2 sq. metres (1670.8 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.



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Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



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