



Admington Road, Admington, CV36 4JW

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

A rare opportunity to purchase a detached 5/6-bedroom cottage situated on a generous plot with a small paddock, a purpose-built garden office, a heated outdoor swimming pool, and spacious reception rooms. Dating back to 1860 the cottage has been sympathetically restored and thoughtfully extended, creating a beautiful family home with flexible living space and character on the outskirts of a popular rural village.

The cottage offers well-designed accommodation over 2 floors. Upon entering, you will find an entrance porch, a sitting room with flagstone flooring, exposed beams, and a stone fireplace. The flagstone flooring extends to the dining room, which features a wood-burning stove and double doors leading to the large open-plan kitchen/breakfast room. The kitchen is equipped with grey units, finished with granite worktops and an island, as well as a sitting area with views over the gardens and pool through a wall of glazed bi-fold doors. Further, along the hall, there is a utility room with access to a Jack & Jill wet room with WC, which is also accessible from a further reception room currently used as a ground floor guest bedroom.

Upstairs, the main bedroom is accessed via a dressing area with ample fitted wardrobes. The room boasts plenty of windows to admire the views and features a freestanding bath with a cleverly concealed sink and WC. There are also 4 other double bedrooms, a small nursery/study, a modern bathroom with a slipper bath, and a further shower room at the end of the landing.

Outside, there is a large patio, creating a perfect area for alfresco dining and enjoying a swim in the outdoor heated pool. A large lawned area with a gate leads to the paddock of approximately  $\frac{1}{4}$  of an acre. In the corner of the garden, there is a purpose-built insulated office/gym space, ideal for those working from home.

To the front, secure double gates open to a large, gravelled driveway with ample parking for 6-plus cars and a useful brick outbuilding.







## Key Features

- 5/6 Bedroom extended detached cottage
- 3/4 Reception Rooms
- Characterful with beams, oak doors & fireplaces
- Rural village with views
- Generous gardens with small paddock
- Garden home office/gym
- Heated outdoor swimming pool
- Large driveway with double gates & outbuilding
- 4 Bathrooms (2 showers/2 baths)
- No Onward Chain

**Price Guide**  
**£950,000**



## Admington

A charming small Warwickshire village which is listed in the Domesday Book and is located in the Cotswold Area of Outstanding Natural Beauty lying approximately 2 miles from the popular village of Ilmington and 1 ½ miles from Lower Quinton which provide basic local amenities and a choice of Inns. A wider range of shopping, social and recreational facilities are readily available in Shipston on Stour (5 miles), Chipping Campden (5 miles), Stratford upon Avon (7 miles) and Moreton in Marsh 9 ½ miles) with mainline train services to London. The M40 (J15) is approximately 13 miles distant.

## Additional Information

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

There is an overage clause on the paddock (confirmation of clause awaiting)

Local Authority: Stratford-On-Avon District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band D

EPC Rating: E

Mains water, drainage, and electric are connected to the property.

There is oil fired central heating, some areas have underfloor electric heating and the garden office has electric panel heaters.

The swimming pool is heated via an air source heat pump.

Interested parties are advised to make their own enquiries and investigations before finalising their offer to purchase.

## 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) Floorplans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.





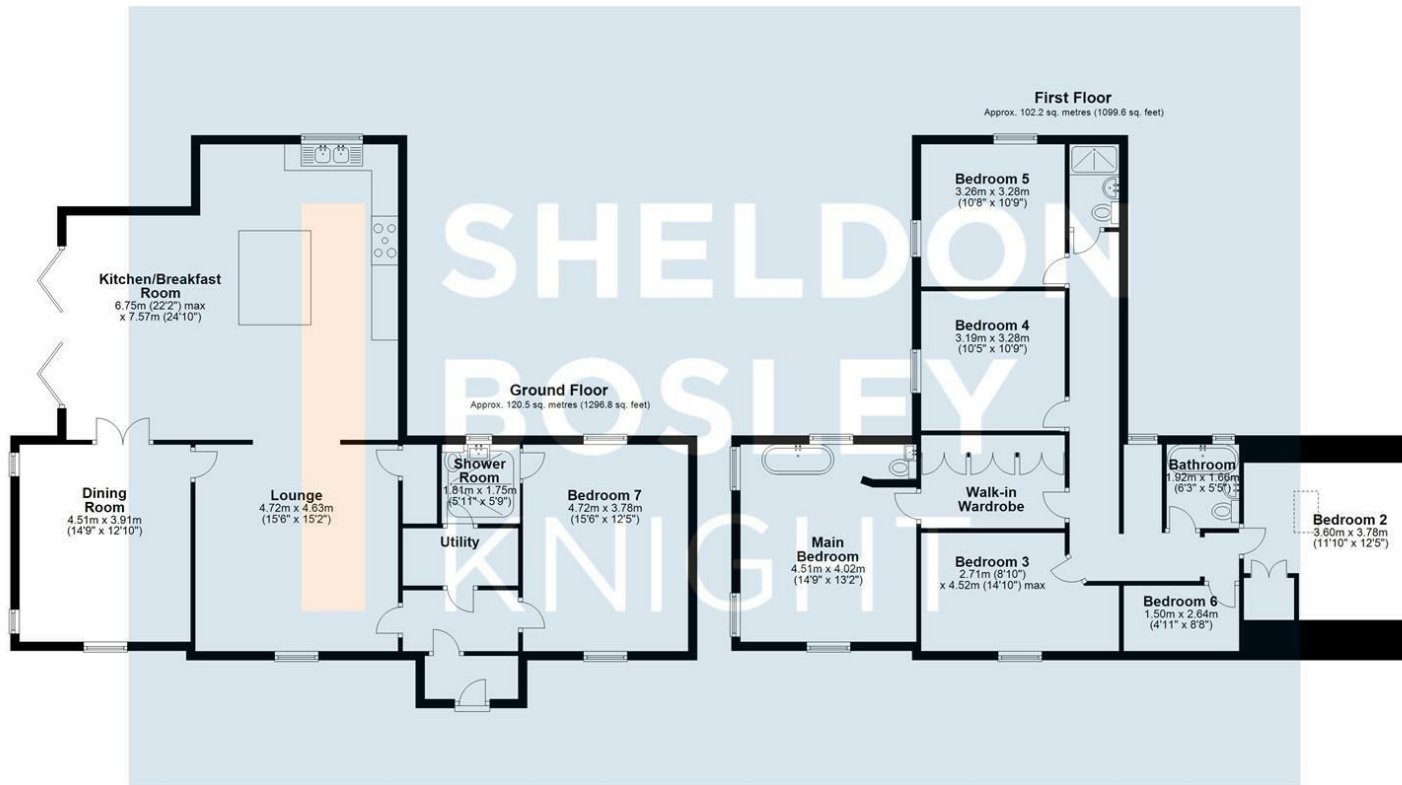








# Floorplan



Total area: approx. 222.6 sq. metres (2396.4 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.

EPC Rating - E

Tenure - Freehold

Council Tax Band - E

Local Authority  
Stratford on Avon District Council

# 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](http://sheldonbosleyknight.co.uk)



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