



**Honington, Shipston-On-Stour, CV36 5AA**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

This is a rare opportunity to acquire a beautiful Grade II Listed thatched cottage surrounded by picturesque gardens in a desirable village.

Dating back to the early 18th century, this charming period cottage features original character with cob walls and a thatched roof. Inside, you will find a hand-built wooden kitchen equipped with an oil-fired Esse range cooker that heats the downstairs radiators. The sitting room overlooks the front garden and boasts a large inglenook fireplace, as well as a lovely window seat near the main entrance. There is also a quaint dining room with another window seat offering a view of the garden. The downstairs bathroom includes an electric immersion heater, a bath, and a shower overhead.

Upstairs, there are two interconnecting bedrooms, each with electric storage heaters. Attached to the cottage is a useful weatherboarded store, complete with a Belfast sink and plumbing for a washing machine, providing ample storage and an open loft space above. Additionally, there is a detached single wooden garage with storage at the rear and a driveway that accommodates two cars in tandem.

The garden is stunning and reminiscent of fairy tales, featuring a small gate that opens to a central rose-lined pathway leading to the front door. The garden boasts fruit trees, vegetable patches, and a variety of shrubs and bulbs that bloom in every season.

Please note that the rear part of the garden is occupied under a lease from Honington Hall, which costs £350 per annum (shown in pink on the map).





## Key Features

- Picturesque Thatched Cottage
- Beautiful Cottage Gardens
- Grade II Listed
- 2 Interconnecting Bedrooms
- Driveway & Garage
- Sought After Village Location
- Rare Opportunity to Buy
- Sitting Room with Window Seats
- Dining Room with Window Seat
- Kitchen with Esse Stove

**Offers Around  
£400,000**

## Honington

A most attractive and sought-after South Warwickshire village set amidst delightful open countryside, near the North Cotswolds, only two miles from the thriving former market town of Shipston on Stour which offers a wide range of shopping, social and recreational amenities. The village, which is designated a conservation area, is approached over a fine 17th century stone bridge across the River Stour, and includes a variety of mainly stone built period houses and cottages set behind a village Green together with historic Honington Hall, set in attractive parkland, and a lovely village church. Larger centres located within easy reach include Stratford upon Avon (10 miles), Warwick (17 miles), Banbury (15 miles), Moreton-in-Marsh (9 miles) and Evesham (21 miles). The M40, with junctions at Gaydon and Banbury, is located within 30 minutes drive.

### Additional Information

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

Local Authority: Stratford-On-Avon District Council

Council Tax Band: D

EPC Rating: EXEMPT - GRADE II LISTED

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

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.

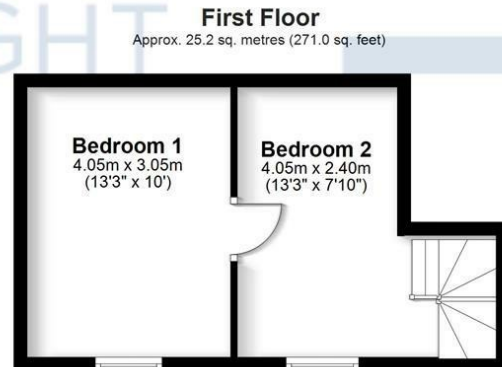
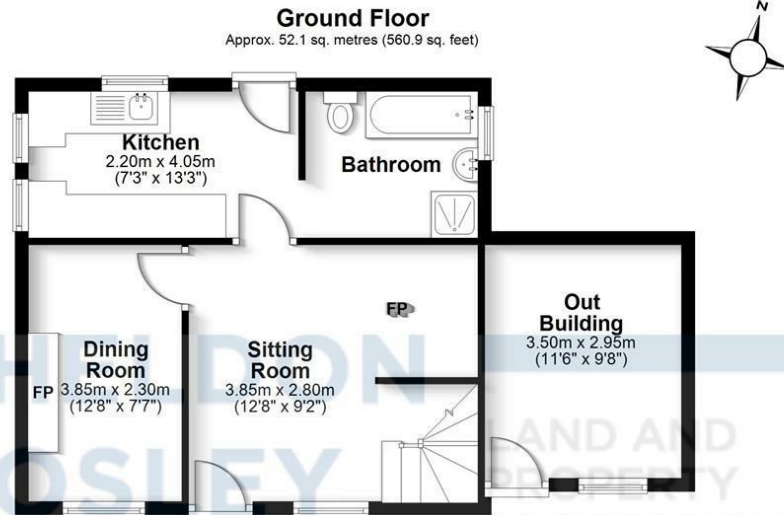
(ii) Floorplans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.





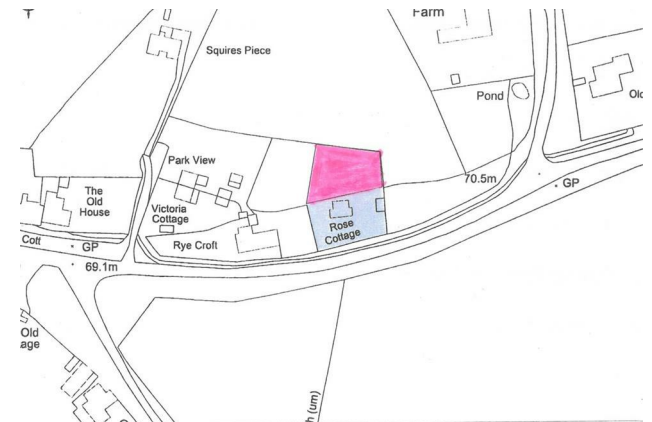


# Floorplan



Total area: approx. 77.3 sq. metres (832.0 sq. feet)

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



EPC Rating -

Tenure - Freehold

Council Tax Band - D

Local Authority  
Stratford on Avon District

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

# 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)



SALES

LETTINGS

PLANNING &  
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