

LIME TREE HOUSE

MEON HILL, LOWER QUINTON, WARWICKSHIRE



Ilmington 4 miles, Shipston-on-Stour 7 miles,
Chipping Campden 6 miles, Moreton-in-Marsh
11 miles, Stratford-upon-Avon 7 miles, Oxford 37 miles
Train Stations: Moreton-in-Marsh 11 miles (London
Paddington from 80 mins), Banbury 21 miles
(London Marylebone from 60 mins).
(All times and distances approximate).

LIME TREE HOUSE IS
AN ATTRACTIVE PERIOD
FARMHOUSE WITH
OUTBUILDINGS, SURROUNDED
BY ITS OWN LAND AND
IMPRESSIVE VIEWS.

Ground Floor: Entrance hall • Kitchen breakfast room
Dining room • Sitting room • Boot room • Cloakroom
Utility room • Study

First Floor: Main Bedroom with en suite bathroom
Two double bedrooms • Family bathroom

Outside: Timber framed triple garage • Gardens
Stables • Outbuildings and around 8.6 acres of
established grassland



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DESCRIPTION

Lime Tree House, (formerly Lower Meon Farm), is an attractive period farmhouse set back from the road below Meon Hill in the South Warwickshire countryside. The house was renovated around 6 years ago by the previous owners and has period features throughout including antique pine doors and exposed beams. The current owners have added the impressive, timber framed carport / garage building.

ACCOMMODATION

Entrance hall leads past boot room and cloakroom with separate WC, into the kitchen & breakfast room with fitted units, walk in larder and views out over the adjoining fields. The utility room sits off the kitchen with space for washing machine, tumble dryer and attractive east facing double doors. Cloakroom. Dining room with stone fireplace. The sitting room has exposed beams and a woodburning stove. Study with door out to the garden. Stairs lead to the first floor, the principal bedroom has an en suite bathroom, fitted wardrobes and dual aspect windows Two further double bedrooms with great views over the surrounding countryside and a family bathroom.

OUTSIDE

The property is approached by a gravelled driveway, there is ample parking and access to the triple garage / car port with a storage area above. The established gardens are predominantly laid to lawn and bordered by mature trees and shrubs. There is a range of timber outbuildings and stables which would be suitable for a variety of different equestrian or amenity uses.

The surrounding land is well established grassland, currently split into 5 main paddocks and extending to around 8.60 acres in all.



SITUATION & AMENITIES

The nearby village of Lower Quinton has a shop, primary school, village hall, cricket and football pitches and The College Arm pub. The multi-award winning Ebrington Arms, a fine-dining pub, is within 5 miles. The market towns of Chipping Campden and Shipston-on-Stour are good local shopping centres whilst Stratford-upon-Avon is the main shopping and cultural centre for the area.

There are excellent schools in the area, including Kitebrook preparatory school in Moreton-in-Marsh, Chipping Campden School (Ofsted: Outstanding) and King Edward VI and Stratford Girls Grammar Schools in Stratford-upon-Avon (Both Ofsted: Outstanding).

Train links to London can be accessed at Moreton-in-Marsh (Paddington) and Banbury (Marylebone).

The property lies in fantastic riding and walking country - the stunning Monarchs Way crosses Meon Hill, and the house fronts an Area Of Outstanding Natural Beauty. Leisure activities include a network of footpaths and bridleways; horse racing at Stratford-

upon-Avon, Warwick and Cheltenham; golf at Brailes and Broadway, and theatre at Stratford-upon-Avon.

SERVICES

Mains electricity, water, and private drainage. Oil fired central heating. BT Broadband. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings, including garden statuary and ornaments, are excluded but may be available by separate negotiation.

TENURE

Freehold

LOCAL AUTHORITY

Stratford on Avon District Council, Elizabeth House, Church Street, Stratford-upon-Avon, Warwickshire CV37 6HX
T 01789 267575 W stratford-dc.gov.uk

COUNCIL TAX

Band E

VIEWING

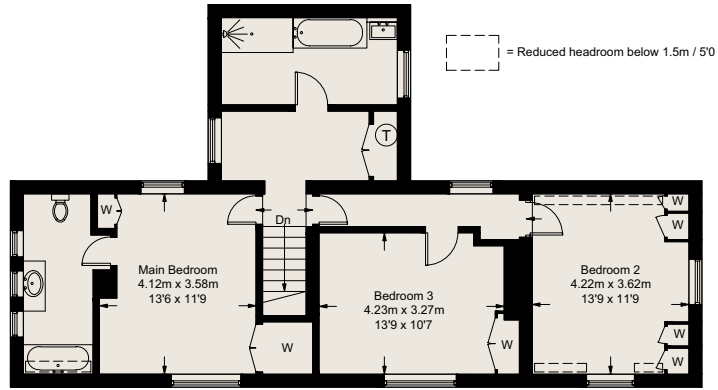
Please telephone Ben at Butler Sherborn, Stow-on-the-Wold Office T 01451 830731 or The London Office T 0207 839 0888.
E stow@butlersherborn.co.uk

DIRECTIONS (POSTCODE CV37 8QT)

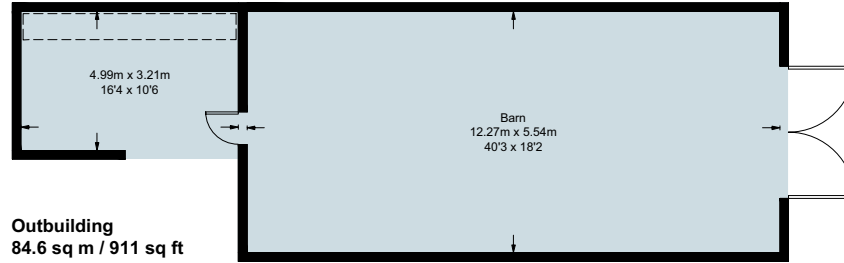
From the Butler Sherborn Stow office head down the Fosseyway towards Shipston-on-Stour after 16 miles turn left where it's signposted Darlingscott, carry on through Darlingscott and Illmington. Turn right off Admington lane, after 1 mile you'll find Lime Tree House on your right.

what3words: ///shuttled.invent.crackles

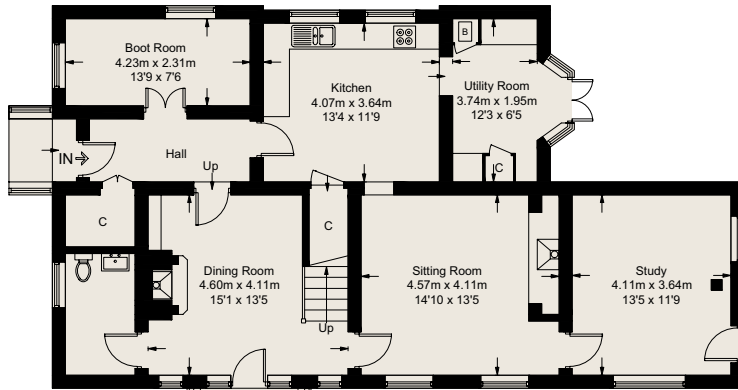




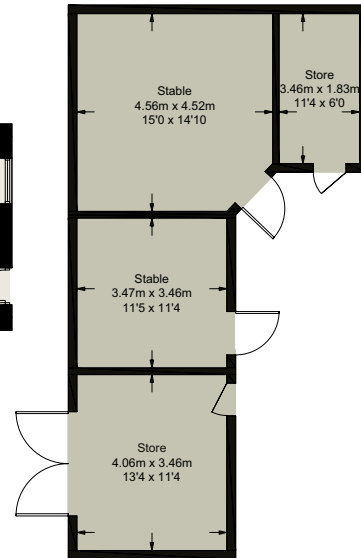
First Floor
79.9 sq m / 860 sq ft



Outbuilding
84.6 sq m / 911 sq ft

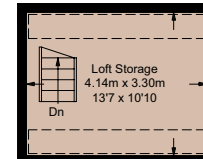


Ground Floor
109.8 sq m / 1182 sq ft

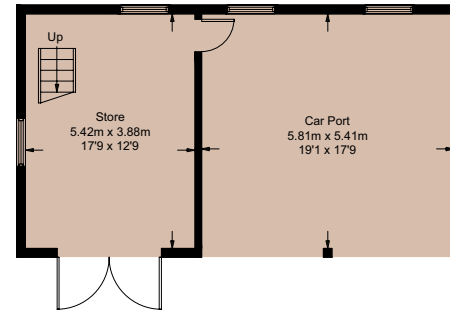


Outbuilding
53.7 sq m / 578 sq ft

(Not Shown In Actual Location / Orientation)



Outbuilding First Floor
13.7 sq m / 147 sq ft



Outbuilding Ground Floor
21.1 sq m / 227 sq ft

(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 189.7 sq m / 2042 sq ft
 Outbuildings = 173.1 sq m / 1863 sq ft
 Total = 362.8 sq m / 3905 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID989050)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

