

# WISTERIA COTTAGE

BURMINGTON, WARWICKSHIRE





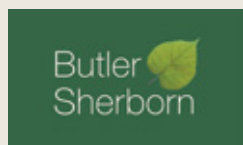
Chipping Norton, 9 miles, Stratford-upon-Avon  
13 miles, Shipston-on-Stour 1.8 miles, Stow-on-the-  
Wold 10 miles, Cheltenham 28 miles, Rail Stations to  
London Paddington: Moreton-in-Marsh 6 miles,  
(approx 1 hr 30 mins to Paddington); Banbury 15 miles  
(approx 65 mins to Marylebone)  
(All distances and times approximate).

## A DELIGHTFUL THREE BEDROOM COTTAGE WITH A LOVELY OUTLOOK, GARDEN AND PARKING

Ground Floor: Entrance hall, kitchen/dining room, shower/  
toilet/laundry room, boiler room

First Floor: Main bedroom • Two further bedrooms  
bathroom

Outside: Front garden, walled rear courtyard  
Two parking spaces



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## DESCRIPTION

Wisteria Cottage is a spacious semi-detached cottage, set on a small, private no-through drive. It overlooks a well-maintained paddock. The cottage has well-proportioned rooms, good ceiling height, a woodburner, some wood effect flooring and some exposed beams.

The sitting room has exposed beams, AGA woodburner. The kitchen overlooks the rear courtyard and has been fitted with a range of cupboards, drawers, oven with a ceramic hob, a dishwasher and there is space for a fridge, freezer.

A shower room with WC and space and plumbing for washing machine and tumble dryer.

Upstairs, there is a large double bedroom with two further bedrooms and a family bathroom. All bedrooms have views over the paddock and countryside.

## OUTSIDE

Outside, the walled rear garden is secure and low-maintenance with a paved terrace, which is perfect for outdoor entertainment. The garden to the front of the property is laid to lawn. Sunken oil tank. Across the lane there are two parking spaces and a bin store.

## SITUATION & AMENITIES

Burmington is a small village situated in the south Warwickshire countryside about 5 miles north-east of Moreton-in-Marsh.

There is a village hall and a parish church, good local walks with numerous footpaths and bridleways within close proximity. Approximately two miles away is the busy market town of Shipston-on-Stour which offers a wide range of individual shops, several pubs and eating places, doctors' surgery, a veterinary surgery and leisure facilities.

There is a range of schools in the area, including a popular preparatory school in Kitebrook (Moreton-in-Marsh) and The

Croft (Stratford-upon-Avon). The Royal Shakespeare Theatre is situated at Stratford-upon-Avon, which is one of the region's cultural centres and the theatre at Chipping Norton is only a short drive away and holds many events. The Members' Club, at Soho Farmhouse, and Daylesford are close by. Sporting and leisure activities in the area include golf at Brailes, Tadmarton and Chipping Norton. Horse racing at Stratford-upon-Avon, Warwick and Cheltenham.

There are regular rail services to London from Moreton-in-Marsh, the fastest reaching London Paddington in about 90 minutes or from Banbury in about 65 minutes to London Marylebone.

## SERVICES

Mains water, drainage and electricity. Oil fired central heating. BT broadband Fibre 2, (download 72.96). No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required). The property has a responsibility to pay one sixth contribution to repair and maintain the private drive.

## FIXTURES & FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others are specifically excluded.

## WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.





## TENURE

Freehold

## LOCAL AUTHORITY

Stratford Upon Avon District Council, Elizabeth House, Church Street, Stratford-upon-Avon CV37. Tel 01789 267575

## COUNCIL TAX

Band C

## VIEWINGS

By prior appointment only. Please telephone Butler Sherborn, Stow-on-the-Wold office, 01451 830731 or The London Office 0207 839 0888 Email [stow@butlersherborn.co.uk](mailto:stow@butlersherborn.co.uk)

## DIRECTIONS (POSTCODE CV36 5AR)

From Stow on the Wold, take the Fosse Way (A429) through Moreton-in-Marsh, turn right to Todenham, pass through Todenham village, at the staggered crossroads on the A3400, cross over towards Birmingham. At the next crossroads turn left. Follow the solid wooden fence on the right, turn right at the end of it, onto a graveled drive. The parking for Wisteria Cottage is on the left handside. Wisteria Cottage is on the right.

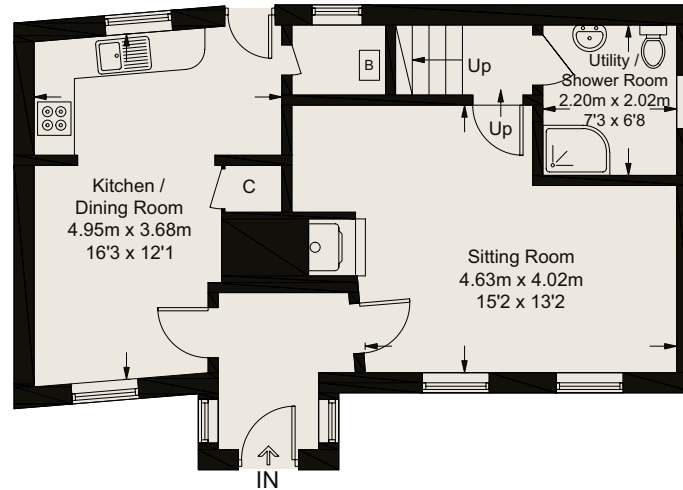
what3words: relaxing.sobbed.proposals



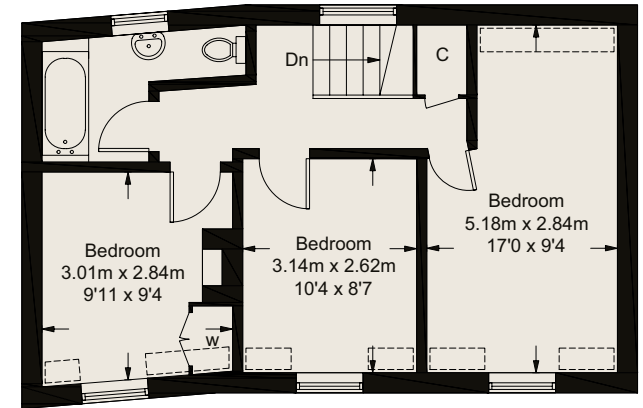
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= Reduced headroom below 1.5m / 5'0"



**Ground Floor**  
51.8 sq m / 557 sq ft



**First Floor**  
44.6 sq m / 480 sq ft

Approximate Gross Internal Area = 96.4 sq m / 1037 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1073428)

**DISCLAIMER** 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. Photographs taken: April 2024. Particulars written: April 2024. Brochure by wordperfectprint.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

