



Front Street, Shipston-On-Stour, CV36 4LX

£700,000



With plenty of personality and charm, this delightful large stone built THREE BEDROOM, TWO BATHROOM extended DETACHED PROPERTY is well located in the centre of the village and provides spacious accommodation with views of the surrounding rolling hills. Additionally, there's a pretty garden and a practical study/studio with potential for an annex, and private driveway parking.

Upon entering this charming home, one finds themselves in a spacious living room with its exposed timber ceiling beams and charming open fire with a stone surround. A good size separate dining room also featuring exposed wooden beams, leading onto a lovely sunny a kitchen/breakfast room with french doors opening out to the easy maintained rear garden, separate utility, and a downstairs WC.

A gorgeous master bedroom with an en suite bathroom that was recently renovated is located on the first floor, along the landing are two double bedrooms and a family bathroom.

Every room facing the rear has a view of the breathtakingly scenic rolling countryside. The single garage that was previously there was transformed by the current vendor into a functional study/studio with power and lighting, a separate driveway entry, and double doors leading to the rear garden. There is massive potential to convert this room to an annex.

The back garden is mostly grassed with well established hedges to the borders, featuring a large summer house and a paved terrace area that encircles the house immediately to the back of the property. This magnificent garden enjoys breathtaking views of neighbouring fields and rolling countryside.



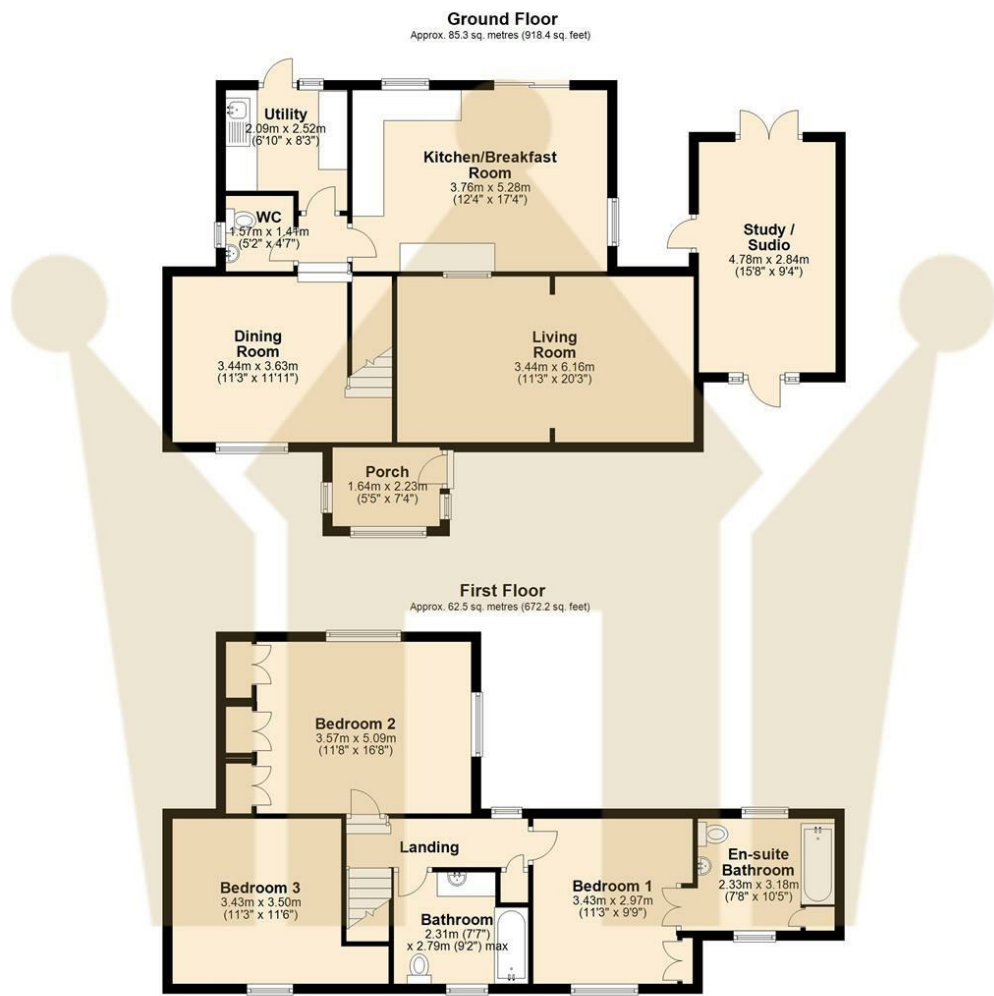
Ilmington is located 3.5 miles north-west of Shipston-on-Stour and 8 miles south of Stratford-upon-Avon, within the Cotswold Area of Outstanding Natural Beauty, Nestled beneath Ilmington Downs, the northern border of the Cotswolds and Ebrington Hill, the highest point in Warwickshire, The parish church of St. Mary the Virgin, the village shop which hosts many clubs and events, the village hall, the Red Lion public house, the Howard Arms has a year round log fire with beautiful fine dining, and an exceptional primary school registered with OFSTED are among the village's amenities. Nearby places are Stow-on-the-Wold, Broadway and Morton in Marsh where there is also a train station.

Porch	5'4" x 7'3" (1.64m x 2.23m)
Living Room	11'3" x 20'2" (3.44m x 6.16m)
Dining Room	11'3" x 11'10" (3.44m x 3.63m)
Kitchen/Breakfast Room	12'4" x 17'3" (3.76m x 5.28m)
Utility	6'10" x 8'3" (2.09m x 2.52m)
WC	5'1" x 4'7" (1.57m x 1.41m)
Study/Studio	15'8" x 9'3" (4.78m x 2.84m)
Landing	
Bedroom One	11'3" x 9'8" (3.43m x 2.97m)
En-Suite Bathroom	7'7" x 10'5" (2.33m x 3.18m)
Bedroom Two	11'8" x 16'8" (3.57m x 5.09m)
Bedroom Three	11'3" x 11'5" (3.43m x 3.50m)
Bathroom	7'6" x 9'1" (2.31m x 2.79m)

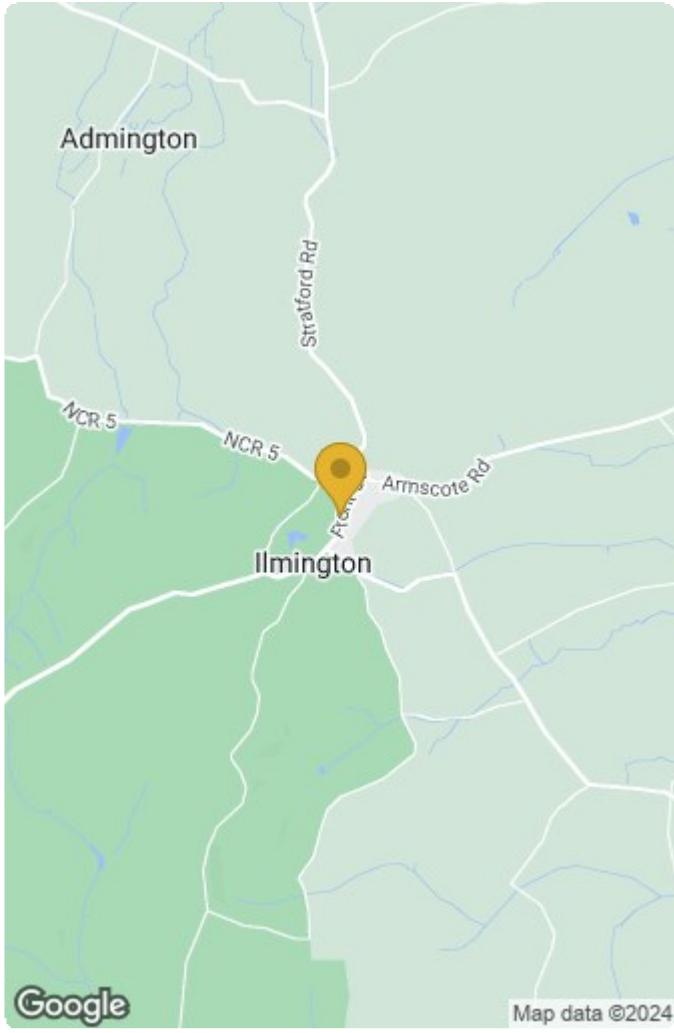




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Total area: approx. 147.8 sq. metres (1590.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		