



CORN MILL COTTAGE

Armscote, Stratford-upon-Avon, Warwickshire





A CHARMING AND BEAUTIFULLY PRESENTED PROPERTY

Situated in the south Warwickshire village of Armscote with a gated private driveway, garage, and delightful, south-facing courtyard garden.

Summary of accommodation

Entrance hall | Kitchen/breakfast room | Drawing room | Cinema room | Study | Utility room

Four/five bedrooms | Four bathrooms

Garden | Garage

Distances: Shipston-on-Stour 3.9 miles, Chipping Campden 7.6 miles, Stratford-upon-Avon 7.8 miles
Moreton-in-Marsh 8.7 miles (trains to London Paddington from 90 mins), M40 (J12) 13 miles, M40 (J15) 13 miles
Warwick 16 miles, Banbury 16.4 miles (Intercity trains to London Marylebone from 54 mins)
Leamington Spa 16.6 miles, Birmingham Airport 32 miles
(All distances and times are approximate)



SITUATION

Corn Mill Cottage is situated in the desirable village of Armscote, close to the Cotswold Area of Outstanding Natural Beauty and within walking distance of the renowned gastro pub, The Fuzzy Duck. The village is also home to the beautiful St Mary's Church.

Shipston-on-Stour is nearby to satisfy daily shopping requirements, and the region's cultural centre, Stratford-upon-Avon, and the Cotswold towns of Chipping Campden and Moreton-in-Marsh are within easy reach for a more extensive range of shops, schools and leisure facilities, with the latter offering a regular train service to London Paddington.

Corn Mill Cottage is well positioned for the commuter, with rail services from Banbury, Warwick, Leamington Spa and Stratford-upon-Avon providing good access to London Marylebone. The M40 is accessible at Junction 15 (Warwick) and Junction 12 (Gaydon), which provide access to the national motorway system. Birmingham International Airport is about 32 miles away.





There is an excellent range of state, grammar and private schools close by to meet most requirements, which include: The Croft Prep School, Stratford Prep School, Stratford Grammar schools and Chipping Campden High School. The nearby market town of Warwick offers Warwick Prep and Public School and King's High School for Girls, as well as private schools at Sibford and Bloxham, all with excellent reputations.

Sporting facilities nearby include racing at Cheltenham, Stratford-upon-Avon and Warwick and there are golf courses at Stratford-upon-Avon, Brailes and Tadmerton. The surrounding open countryside offers many attractive walks and rides along the extensive network of country lanes, bridle paths and footpaths.

THE PROPERTY

Corn Mill Cottage is a charming, detached property situated in the rural, south Warwickshire village of Armscote, close to the Cotswolds Area of Outstanding Natural Beauty. The property has been sympathetically refurbished by the current owners and effortlessly blends traditional character and charm with modern-day living.

The front door opens to a delightful entrance hall with stairs rising to the first floor. Doors on the right open to a magnificent drawing room with feature fireplace housing a wood burner and a large window offering views to the drive and the village beyond.

The entrance hall continues to a stylish, dual-aspect kitchen/breakfast room, which benefits from an extensive range of wall-mounted and base units set beneath a white granite worktop, a central island, space for a dining table, and a variety of integrated appliances.

A door opens to a WC, and sliding doors open to a bright and airy dining room with double doors leading to the south-facing courtyard garden to the rear. The dining room flows into a large utility room, a WC, and a shower room that services the beautiful principal bedroom on the ground floor,





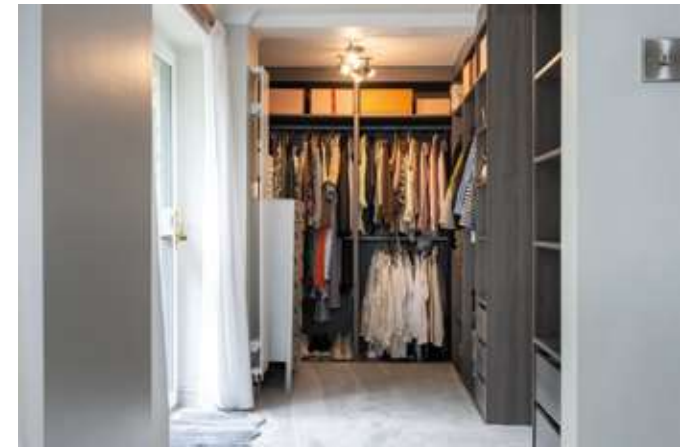


complete with a dressing room and large windows that offer stunning easterly views to the courtyard.

The ground floor further extends to another spacious room that is currently used as a cinema room but offers flexibility for another use if required.

Stairs from the entrance hall rise to the first-floor landing, which provides access to two generous bedrooms, both complete with modern en suite shower rooms, and two further spacious bedrooms, one of which is currently being used as an office and a family bathroom. All the bedrooms offer different aspects of the beautiful courtyard garden and village roofscape beyond.





OUTSIDE

Externally, the property is accessed by wooden gates which open to a private gravel driveway with ample parking space for a number of cars and further benefits from a garage.

The south-facing courtyard garden to the rear is laid partly to lawn, with a large stone paved patio that provides an excellent outdoor entertaining space. The patio is accessed via the double doors in the dining room, which leads to a stone and gravel pathway that provides access to the side of the property and the driveway. The beautiful, mature garden offers a beautiful wisteria trellis, shrub and herbaceous borders and is bordered by a wooden fence with a hedge to the perimeter that provides privacy and seclusion.

PROPERTY INFORMATION

Services: Mains electricity, water and drainage are connected to the property. Mains gas central heating.

Fixtures and fittings: All those mentioned in the particulars are included in the sale, all others are excluded. However, certain items, such as the curtains and blinds, may be available by separate negotiation.

What3words: ///response.trek.bookings

Tenure: Freehold

Local Authority: Stratford-on-Avon District Council: 01789 267575

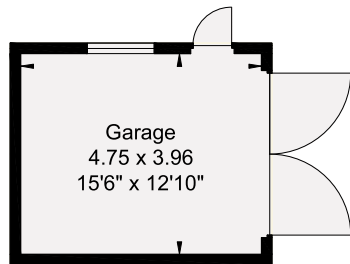
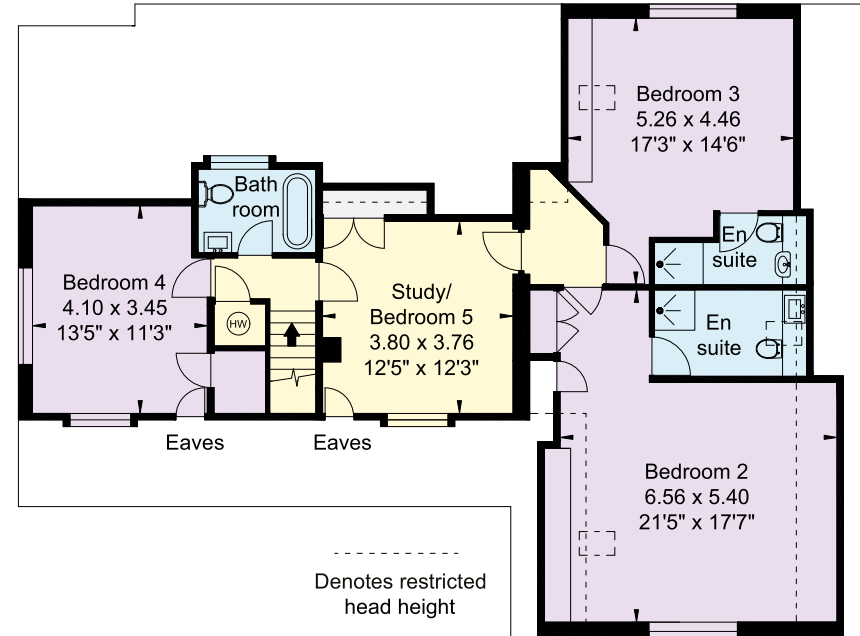
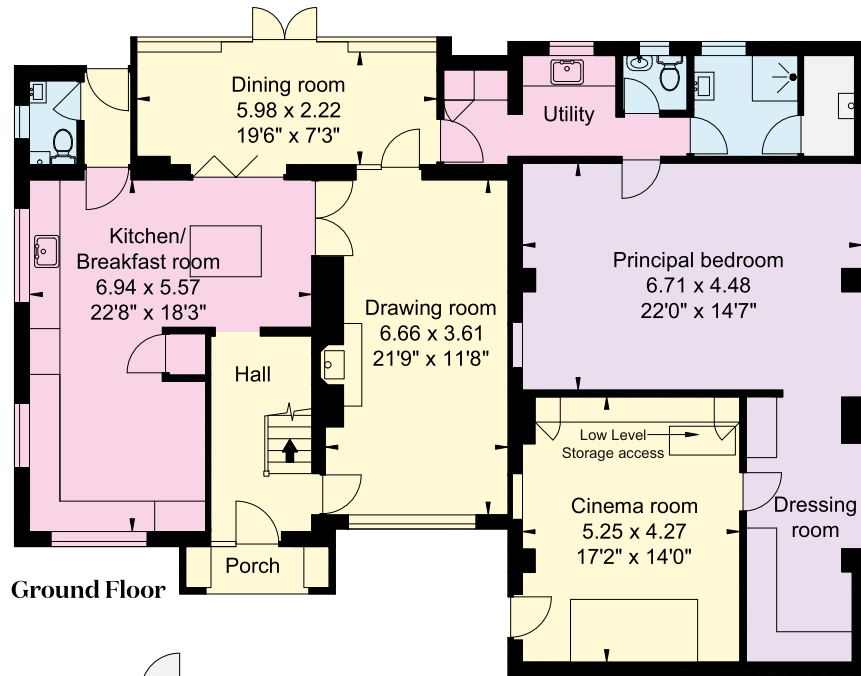
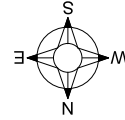
Council Tax: Band E

EPC: D

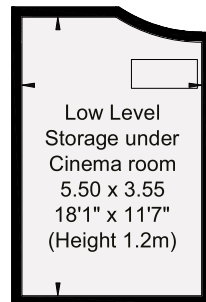
Viewing: By prior appointment only with the agents.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Not shown in
actual location /
orientation



Approximate Gross Internal Area

House: 271 sq m (2,918 sq ft)

Garage: 19 sq m (203 sq ft)

Total: 290 sq m (3,121 sq ft)

inc. restricted head height / exc. Eaves/Low Level Storage

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

Evey Hadley

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Date: 17 September 2025
Our reference: STR012508388

Corn Mill Cottage, Armscote, Stratford-upon-Avon, CV37 8DD

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£970,000**.

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We'd love to help you.

Yours faithfully



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V4.3 Sep 24