



Herries , Ascott, Shipston On Stour

Offers in excess of £1,000,000



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Freehold | EPC rating: U

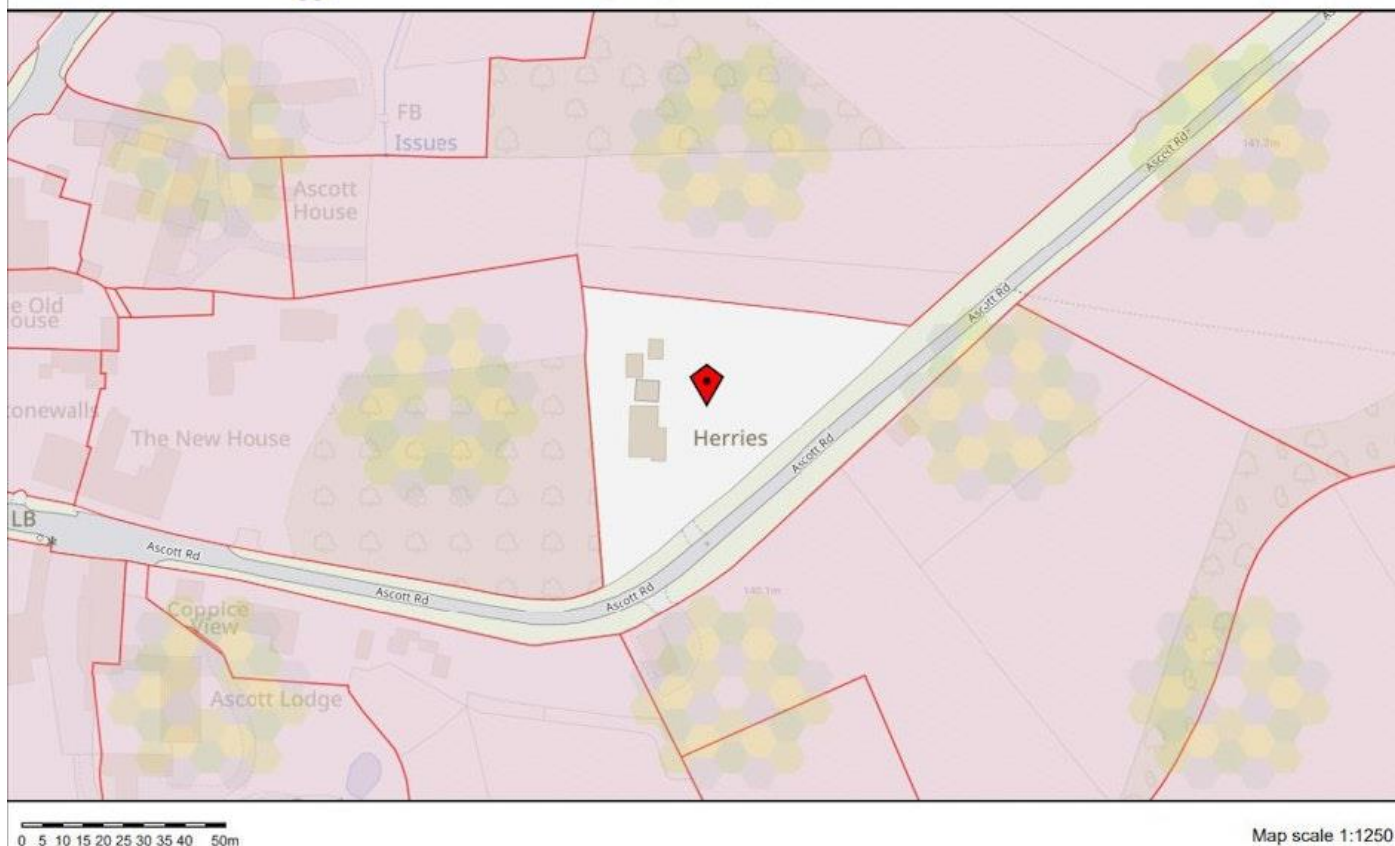
- DEVELOPMENT OPPORTUNITY
- SURROUNDED BY FARMLAND
- c.2319 SQ FOOT EXISTING HOUSE

- BEAUTIFUL PEACEFUL HAMLET
- 1.013 ACRE PLOT
- IN NEED OF RENOVATION

King & Woolley
Estate Agents and Surveyors

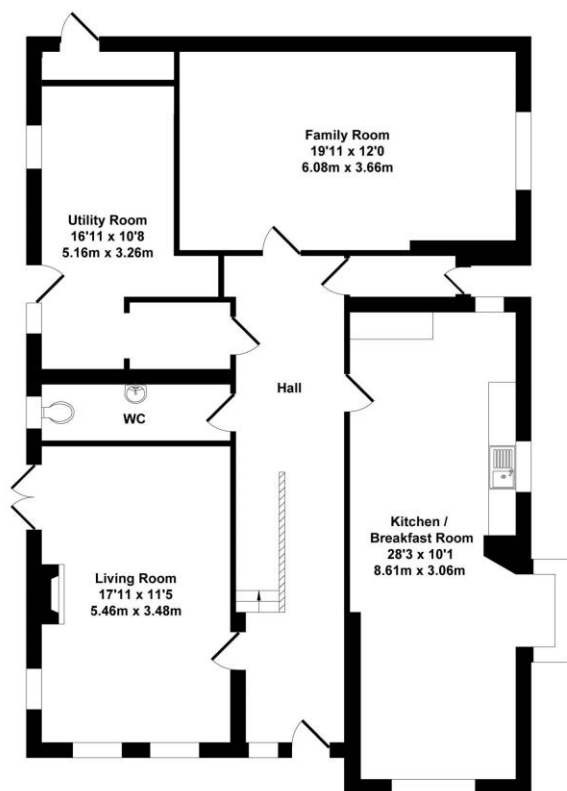
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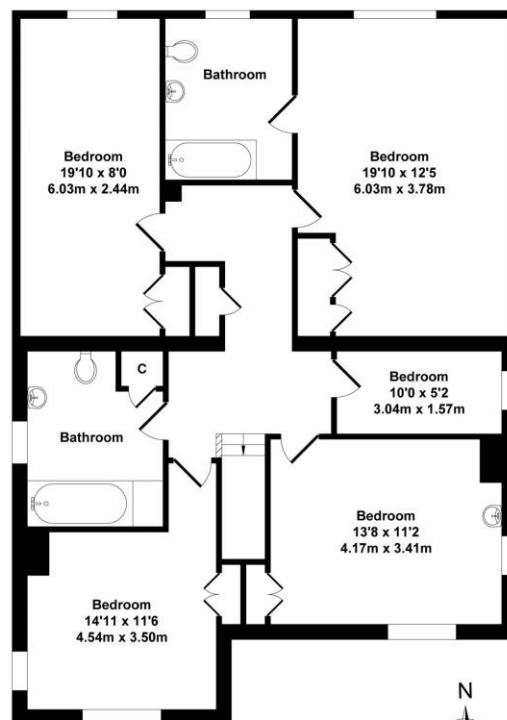


SITUATED IN THE STUNNING ROLLING COUNTRYSIDE OF THE COTSWOLDS, THE SALE OF "HERRIES" REPRESENTS AN EXCEPTIONAL OPPORTUNITY TO BUILD A COUNTRY HOUSE IN JUST OVER AN ACRE OF LAND IN AN AREA OF OUTSTANDING NATURAL BEAUTY. ALTERNATIVELY THERE IS AN EXISTING HOUSE OF SOME 2319 SQ FT PLUS OUTBUILDINGS FOR RENOVATION.

THE PROPERTY IS SITUATED IN THE SMALL HAMLET OF ASCOTT,. ASCOTT FEATURES A COLLECTION OF HOUSES BUILT WITH DISTINCTIVE HONEY COLOURED COTSWOLD STONE AND LIES BETWEEN THE TOWNS OF CHIPPING NORTON AND SHIPSTON-ON-STOUR. BOTH TOWNS HAVE ALL THE AMENITIES NEEDED FOR EVERYDAY LIFE INCLUDING SEVERAL SUPERMARKETS, RESTAURANTS, CAFES AND SHOPS. RAIL CONNECTIONS ARE AVAILABLE AT MORTON IN MARSH OFFERING DIRECT SERVICES TO LONDON PADDINGTON (1 HOUR 3 MINS) WITH THRE M40 MOTORWAY 12 MILES DISTANT.



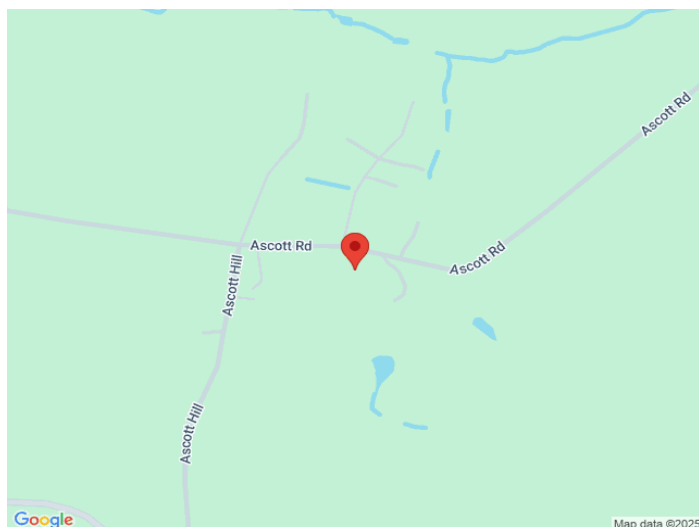
Ground Floor
Approx. Floor
Area 110.90 Sq.M.
(1194 Sq.Ft.)



First Floor
Approx. Floor
Area 104.5 Sq.M.
(1125 Sq.Ft.)



All items illustrated on this plan are included in the "Total Approx Floor Area 2319 Sq.Ft. (215.40 Sq.M.)



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