



TO LET UNFURNISHED

A CHARMING THREE BEDROOM GRADE II LISTED COTTAGE OVERLOOKING THE PICTURESQUE VILLAGE OF HONINGTON

RENT: £1750.00 pcm
DEPOSIT: £2019.23

NO TENANT APPLICATION FEES

- Dining Hall
- Sitting Room
- Kitchen/Breakfast Room
- Utility/Shower Room
- Three Bedrooms
- Bathroom
- Enclosed Garden
- Off-Street Parking
- EPC Band E

HONINGTON
£1750 PCM

MAGPIE COTTAGE HONINGTON WARWICKSHIRE CV36 5AA

1 miles from Shipston on Stour
9 miles from Stratford-upon-Avon
8 miles from Moreton in Marsh
11 miles from Gaydon (M40 Junction 12)

A CHARMING GRADE II LISTED COTTAGE OVERLOOKING A PICTURESQUE VILLAGE

Viewing strictly by appointment

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Honington is a highly regarded picturesque South Warwickshire village on the outskirts of Shipston on Stour. The wide main street passes through the centre of the village with Magpie Cottage enjoying an outlook onto the well-maintained street.

Within one mile, the charming market town of Shipston on Stour offers a wide range of shopping, social, recreation, educational and healthcare facilities. The town is within walking distance along quiet lanes and public footpaths or a short drive.

Magpie Cottage forms part of a substantial Grade II Listed property overlooking the centre of Honington village. The property enjoys the charm and character of a period home, with balanced accommodation over two floors, oil fired central heating and an attractive West facing cottage garden to the rear.

THE GROUND FLOOR

Dining Hall double aspect to front and rear, brick fireplace with cupboard to side with electric light and shelving. **Sitting Room** double aspect to front and rear, exposed beams to ceiling, split-level floor and LPG fired stove. **Kitchen/Breakfast Room** fitted with matching units to three walls under wood effect worktop with matching central island. Stainless steel 1½ bowl single drainer sink with mixer tap. Electric cooker, dishwasher, space for fridge freezer, larder cupboards, tiled floor and outlook to the front. **Rear Hall** with part-glazed door to garden, tiled floor. **Utility/Shower Room** with enclosed glazed shower cubicle, wash hand basin and close coupled WC. Single worktop with space and plumbing for washing machine, tiled floor, obscured glazed window, oil fired boiler and extractor fan.

THE FIRST FLOOR

Staircase from the kitchen rises to first floor **Landing** with windows to rear. **Bedroom One** outlook to the front of the property and range of built-in wardrobe and storage cupboards. **Bedroom Two** outlook to the front of the property. **Bedroom Three** double aspect to side and rear of the property. **Bathroom** fitted with panelled bath with mixer tap and shower attachment, close coupled WC, pedestal wash hand basin, obscured glazed window, extractor fan, towel radiator, large airing cupboard with shelving and electric light.

OUTSIDE

To the front of the property, private parking for two vehicles and pathway lead to front door. To the rear of the property an attractive landscaped enclosed garden is laid predominantly to lawn with ornamental flowerbeds and borders, gravel seating area and outside lighting.

GENERAL INFORMATION

Directions

From the centre of Shipston on Stour take the A3400 North and after approximately ½ mile turn right signposted to Honington. Cross the bridge and into the village, where the property will be found on the left-hand side.

What3words: [///quake.voters.clasp](https://www.what3words.com/uk/quake/voters/clasp)

Services

Mains water, drainage and electricity are connected to the property. The central heating system is oil-fired. Allocated off road parking. Ofcom Broadband availability: Ultrafast. Ofcom Mobile outdoor coverage: "Likely" for 3, EE, O2 & Vodafone.

Council Tax

Payable to Stratford District Council. Listed in Band D

Energy Performance Certificate

Current: 43 Potential: 80 Band: E

Tenancy

The property is available to let for an initial period of 12 months at a rent of £1750 per calendar month, exclusive of outgoings: council tax, water rates telephone, oil and electricity.

Material information:

No known property issues including location, planned works on property, complex issues, rights or restrictions on Tenure, rights of way or easements, risk of flood, planning permissions, property adaptations, neighbour issues, landlord overseas, significant events. Landlord managed tenancy. Landlord located in adjoining house.

Deposit

Before taking up residence a Tenant will be required to pay a deposit of five weeks' rent and to sign an Assured Shorthold Tenancy Agreement.

IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.

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