



1 HOME FARM, CHERINGTON

SECCOMBES

ESTATE AGENTS

**1 HOME FARM
CHERINGTON
NR SHIPSTON ON STOUR
WARWICKSHIRE
CV36 5HS**

Situated approximately 5 miles from Shipston on Stour, 6 miles from Moreton in Marsh, 10 miles from Chipping Norton, 11 miles from Banbury (and M40 Junction 11) and 14 miles from Stratford upon Avon

A CHARMING STONE TWO DOUBLE BEDROOM VILLAGE COTTAGE IN NEED OF SOME UPDATING WITH ATTRACTIVE GARDEN, OFF ROAD PARKING AND SINGLE GARAGE.

Entrance Hall, Living Room, Kitchen/Breakfast Room, Two Double Bedrooms, Bathroom. uPVC Double Glazing. LPG Central Heating. Attractive Garden. Off Road Parking. Single Garage.

**Viewing through
Secombes Estate Agents, Shipston on Stour
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Cherington is an attractive village set in the undulating South Warwickshire countryside on the edge of the north Cotswolds Hills and close to the North Oxfordshire and North Gloucestershire county borders. Cherington adjoins the neighbouring village of Stourton and within the village there is a Parish Church, public house and village hall.

The local towns of Shipston on Stour, Moreton in Marsh and Chipping Norton offer a comprehensive range of shopping, schooling and recreational facilities.

The area is served by a network of main roads including the A3400 (Oxford to Birmingham) and these give access to the larger centres of Banbury, Stratford upon Avon, Cheltenham

and Oxford. Junction 11 of the M40 Motorway is at Banbury and there are mainline rail stations at Moreton in Marsh and Banbury respectively. There are golf courses at Brailes, Tadmarton, Chipping Norton, Banbury and Stratford upon Avon.

1 Home Farm is a charming village cottage and is one of three barns converted in the 1980s situated around an attractive brick pavier courtyard.

The cottage, which is well located in a popular village, offers spacious and well-proportioned accommodation. It is considered the property would benefit from some updating.



Features within the cottage include a wealth of fine exposed beams and timbers, together with the first-floor ceilings rising into the eaves.

Outside to the front is an off-road parking area with an **Attractive Garden** beside. Situated across the brick pavier courtyard is a **Single Garage** with a further rockery garden beside.

From the brick pavier car parking area, the porch with flagstone floor and front door leads into the **Entrance Hall** with stairs to first floor and understairs cupboard.

Living Room with fireplace incorporating a gas fire (redundant) with stone surround, timber mantel shelf and tiled hearth, fine exposed beam, boiler cupboard with Worcester Bosch LPG gas-fired boiler for central heating and hot water.

Kitchen/Breakfast Room with single stainless-steel sink with double drainer unit with fitted base units and wall units above, electric cooker point, plumbing for washing machine.

Stairs rise to the **First Floor Landing** with fine exposed beams.

Bedroom One with fine exposed timbers and beams.

Bathroom with bath with shower attachment, shower rail and curtain over, w.c., wash hand basin, fine exposed beams, tank cupboard with insulated copper hot water cylinder.

Bedroom Two with fine exposed beams and timbers.

Situated to the front and enclosed in part by a stone wall is a brick pavier **Parking Area** for one/two cars.

Adjoining is a brick pavier **Patio** beyond which is an attractive **Cottage Garden** with weeping silver birch tree, lawned area, flower and shrub borders.

Situated across the brick pavier courtyard is **Single Garage** with a further rockery garden area beside.

GENERAL INFORMATION

Tenure The property is offered freehold with vacant possession.

Council Tax This is payable to Stratford on Avon District Council. The property is listed in band E.

Fixtures and Fittings All items mentioned in these sale particulars are included in the sale. All other items are expressly excluded.

Services Mains electricity, gas, water and drainage are connected to the property. LPG gas-fired boiler for central heating and hot water.

Energy Performance Certificate

Current: 60 (E) Potential: 68 (D)

Directions


From Shipston on Stour take the A3400 south for Long Compton and Oxford. After about three miles take the third turning left by Gate Lodge for Cherington and Stourton. Continue into the village of Cherington for about 200 yards and opposite Steels Lane (on the right) 1 Home Farm is situated on the left.

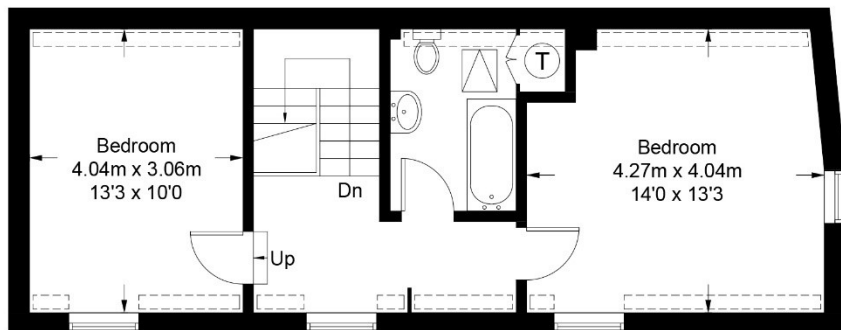
CV36 5HS

IMPORTANT NOTICE

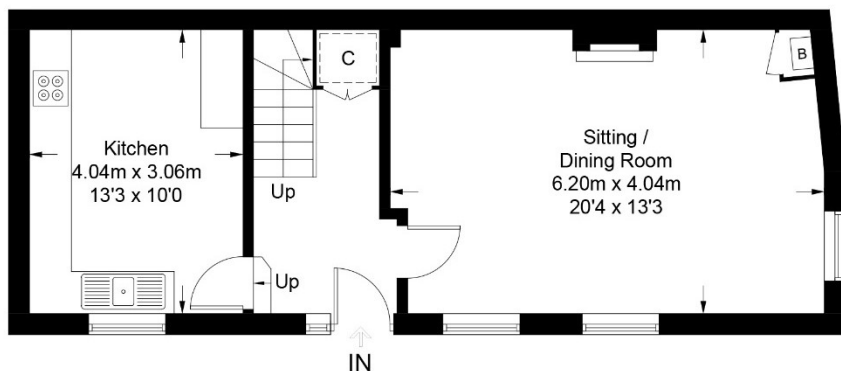
These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have 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. **MFF/S3123/F005/07.06.2023**

FLOOR PLANS

 = Reduced headroom below 1.5m / 5'0



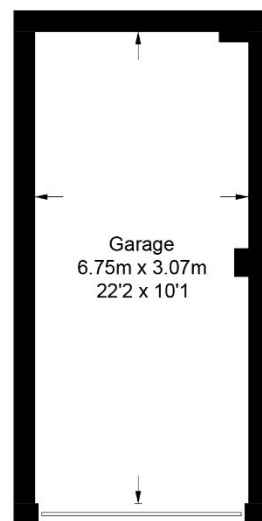
First Floor = 45.8 sq m / 493 sq ft



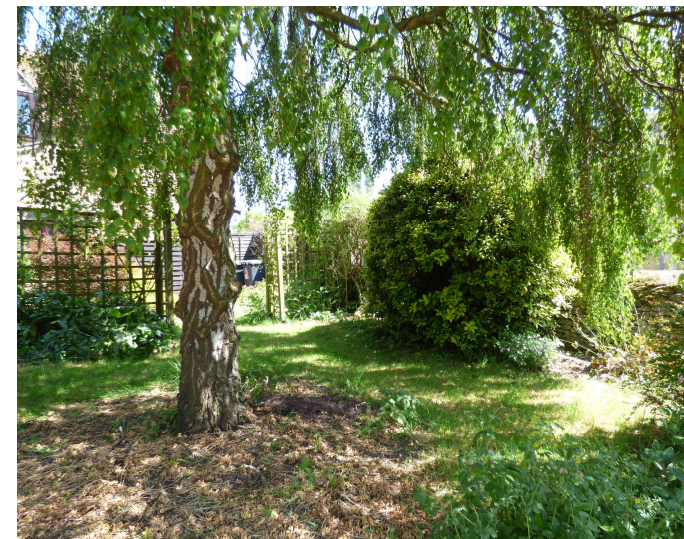
Ground Floor = 45.9 sq m / 494 sq ft

Approximate Gross Internal Area = 91.7 sq m / 987 sq ft
 Garage = 20.5 sq m / 220 sq ft
 Total = 112.2 sq m / 1207 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID973871)



(Not Shown In Actual Location / Orientation)



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