



GIDLEYS COTTAGE, GREAT WOLFORD

SECCOMBES

ESTATE AGENTS

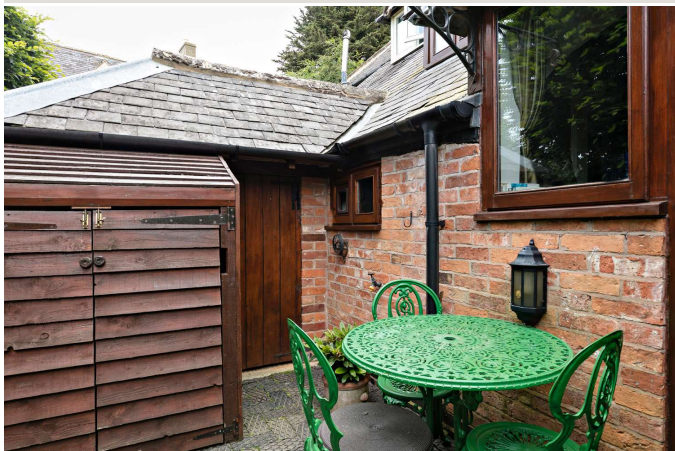
**GIDLEYS COTTAGE
3 THE BARN
ASH HOUSE FARM
GREAT WOLFORD
SHIPSTON ON STOUR
CV36 5NQ**

Situated approximately 4 miles from Moreton in Marsh, 6 miles from Shipston on Stour, 8 miles from Chipping Norton and 14 miles from Stratford upon Avon.

A WONDERFUL VILLAGE COTTAGE CONVERTED FROM A FORMER BARN SITUATED ON THE EDGE OF THE COTSWOLDS OFFERING SPACIOUS AND WELL-PROPORTIONED ACCOMMODATION WITH TWO DOUBLE BEDROOMS, COURTYARD GARDEN, CARPORT AND OFF-ROAD PARKING.

Lower Hall, Living Room, Galley Kitchen, Utility Room, Cloakroom, Landing, Two Double Bedrooms, Bathroom. Double Glazing. Oil-Fired Heating. Courtyard Garden. Carport. Off-Road Parking.

Viewing through Shipston on Stour office
Tel: 01608-663788 email: shipston@seccombes.co.uk



Great Wolford is an attractive Cotswold village situated in the undulating countryside on the county border of South Warwickshire and North Gloucestershire. Within the village there is a fine parish Church.

Gidleys Cottage is a wonderful village cottage which was converted in 1995 by the renowned local builders, Johnson & Johnson who, where possible, sympathetically use reclaimed materials. The cottage offers well-presented, spacious and well-proportioned accommodation including many fine exposed beams and timbers together with stripped pine doors. In addition to the large living room and galley kitchen there is a utility room and separate cloakroom on the ground floor with two double bedrooms and a bathroom on the first floor.

Outside there is a small courtyard garden and situated a short distance away is a carport with off-road parking in front. From the

car parking area a gravelled path leads to the courtyard to the front door into the

Lower Hall with flagstone floor. **Cloakroom** with w.c., wash hand basin, stone tiled floor. From the lower hall the brick steps with balustrading beside lead up to the **Living Room** with corner fireplace incorporating wood-burning stove with brick surround and large timber mantel shelf, many fine exposed beams and timbers, attractive pine corner cupboard, four wall light points.

Galley Kitchen with one and a half bowl with single drainer stainless steel sink unit, pine fronted cupboards under, fitted pine-fronted base units with work surfaces over, built-in Neff electric oven with four-ring Neff hob over and extractor hood above, fitted pine cupboards and shelving, exposed timbers, stone tiled floor, understairs cupboard.



Utility Room/Store with plumbing for washing machine, fitted work surface, fitted shelving, stone tiled floor.

From the living room stairs rise to the first floor **Landing** with exposed beam, **Bedroom One** with dormer window, exposed beams, built-in double wardrobe with cupboard under and shelved **airing cupboard** with cupboard over.

Bedroom Two with exposed beams, two built-in double wardrobes (one large), Velux window.

Bathroom with bath with shower attachment and shower screen over, w.c., wash hand basin, separate shower cubicle with fitted shower unit, stone tiled floor.

COURTYARD, CARPORT AND CAR PARKING

Situated immediately to the front of the cottage is an enclosed courtyard which is enclosed in part by stone and in part by brick walling about 12'6"/3.81m max. x 10'3"/3.12m with log store, bin store and boiler house.

Situated a short distance away is a terrace of three carports with the right hand one belonging to Gidleys Cottage which is about 15'9"/4.081m x 7'9"/2.36m internally with power and light connected, loft storage space. Immediately in front of the carport is a single off-road parking space.



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 D.

Fixtures and Fittings

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

Services

Mains water, electricity and drainage are connected to the property. Oiled fired boiler for central heating and hot water

Energy Performance Certificate

Current: D (59) Potential: B (84)

Directions

From the crossroads in the centre of Great Wolford take the road signposted for Moreton in Marsh. After about 100 yards take the first turning right into Carters Leaze, tuning first right and first right again into Ash House Farm.

Postcode CV36 5NQ



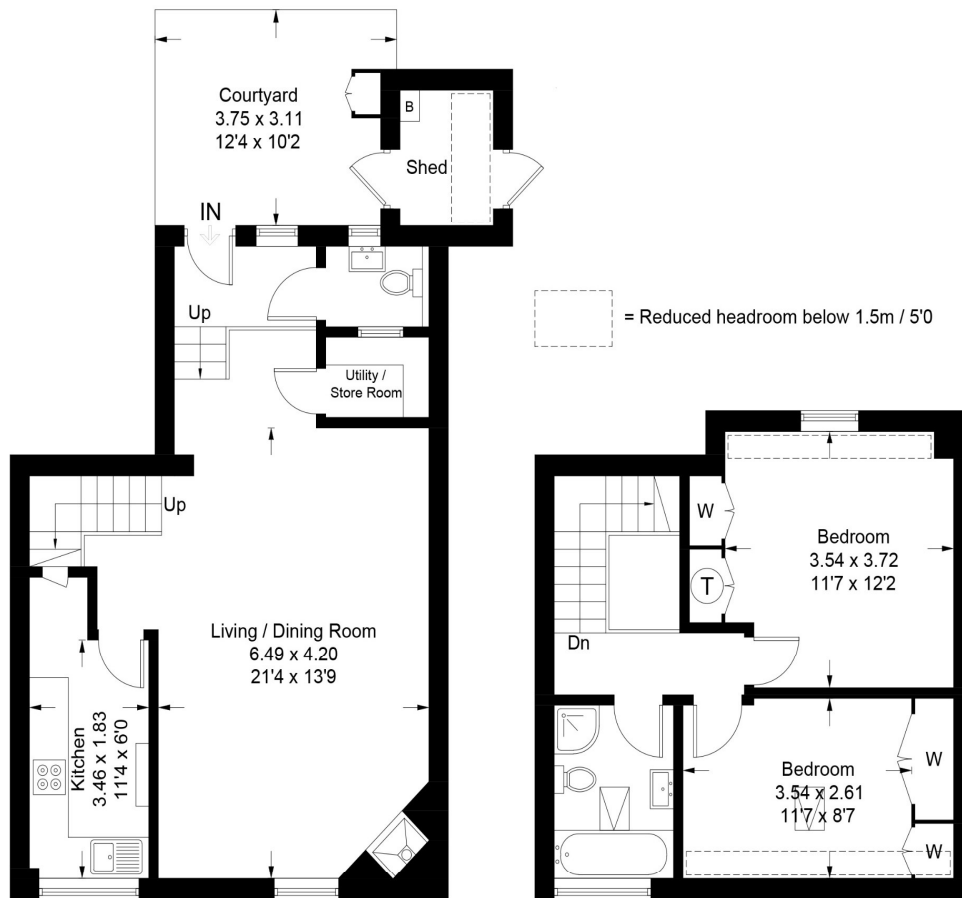
IMPORTANT NOTICE

The attached 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, which were taken in spring 2021 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/S1983/F004/18.08.2023



FLOOR PLANS

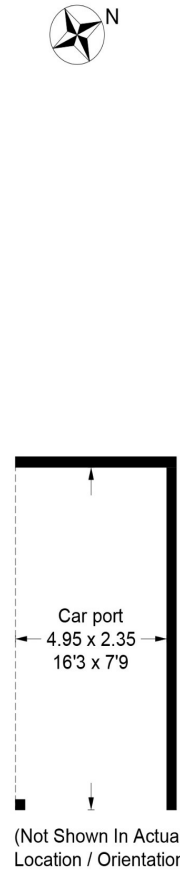


Ground Floor

First Floor

Approximate Gross Internal Area = 87.4 sq m / 941 sq ft
 Shed = 3.3 sq m / 35 sq ft
 Total = 90.7 sq m / 976 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID751402)



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