



QUAINT END, ILMINGTON

SECCOMBES

ESTATE AGENTS

**QUAINT END
FRONT STREET
ILMINGTON
NR SHIPSTON ON STOUR
CV36 4LN**

Situated about 4 miles from Shipston on Stour, 5 miles from Chipping Campden, 8½ miles from both Moreton in Marsh and Stratford upon Avon, and 17 miles from Warwick and M40 motorway (junction 15).

A CHARMING WELL-PRESENTED EXTENDED STONE PERIOD VILLAGE COTTAGE WITH ATTRACTIVE LANDSCAPED GARDEN, OFF ROAD PARKING AND SMALL BARN WITH POTENTIAL

Dining Hall, Sitting Room, Kitchen Breakfast Room, Garden Room, Utility Room with Cloakroom, Landing, Four Bedrooms, Dressing Room, Two Ensuite Shower Rooms, Family Bathroom, Electric Heating. Double Glazing. Attractive Landscaped Garden. Off Road Parking. Barn (with lapsed planning permission for two-bedroom cottage)

Viewing through:

Seccombes Estate Agents, Shipston on Stour

T: 01608 663788 E: shipston@seccombesea.co.uk

www.seccombesestateagents.co.uk



Ilmington is an attractive and popular village situated on the northern edge of the Cotswold Hills in South Warwickshire and close to the North Gloucestershire border. Within the village there is a good local primary school, busy community village shop, active community village hall, two public houses (one being the well-known Howard Arms) and an active Church.

The local towns of Stratford upon Avon, Shipston on Stour, Chipping Campden and Moreton in Marsh offer daily shopping, schooling and recreational facilities. In addition, the larger centres of Warwick, Leamington Spa, Birmingham, Banbury, Oxford and Cheltenham are easily accessible.

There are mainline stations at Warwick Parkway and Banbury with services south to London (Marylebone) with a service of just under an hour from Banbury, and north to Birmingham, including Birmingham International Airport. There is also a station at Moreton

in Marsh with services south to Oxford and London (Paddington).

Quaint End is a charming extended stone period village cottage understood to date back some three hundred years with two more recent extensions. The cottage which is well-presented, offers spacious and well-proportioned accommodation incorporating two fine inglenook fireplaces. Other features include window seats, exposed beams and timbers, together with an oil-fired Aga with back boiler.

The kitchen breakfast room and bathrooms are well appointed. Two of the bedrooms having ensuite shower rooms with the principal bedroom also having a dressing room.

Outside is an attractive landscaped garden beyond which is a gravelled off road parking area with small barn with potential beside (on which it is understood there is a lapsed planning permission for a replacement two-bedroom stone cottage).





The dining hall and sitting room have restricted minimum ceiling heights of 6'2"/1.88m and 6'0"/1.83m respectively.

Reception Hall with sealed inglenook fireplace, stairs to first floor.

Sitting Room with fine inglenook fireplace incorporating wood-burning stove with raised flagstone hearth and Shepherd's seat.

Kitchen/Breakfast Room well-appointed with fitted base units with Silestone work surface over, built-in larder cupboards, built-in Bosch four-ring electric hob and extractor hood with lighting over, Bosch electric double oven, built-in fridge, built-in Bosch dishwasher, two-hob double oven oil-fired aga with back boiler and pull out work surface to the side.

Utility Room with quarry tiled floor, plumbing for washing machine and space for dryer. Door to **Cloakroom**.

From the Kitchen/Breakfast room half glazed stable door to **Garden Room** with two bi-fold doors leading out to the garden patio, composite stone floor.

From the **Reception Hall** stairs rise to the first-floor landing with access to roof space.

Master Bedroom Suite comprises **Dressing Room** leading through to **Bedroom One**. There are double glazed French doors with Juliet balcony overlooking the garden. **Ensuite Shower Room**.



Bedroom Two with display recess, built in wardrobe. **Ensuite Shower Room**.

Two further Bedrooms, three and four respectively, both currently used as studies. **Bedroom Three** has a large built in wardrobe.

Outside an important feature of the property, situated to the front is the **attractive landscaped garden**.

Immediately adjoining the cottage is a paved patio with raised ornamental fishpond and greenhouse. A gravelled path with lawned areas to either side, together with well-stocked flower and shrub borders enclosed in part by low stone walling and close boarded fencing, leads down to the gravelled **parking area** for 3-4 cars beyond which are raised vegetable sets.

Adjoining the gravelled parking area is a small **Barn** with a pitched tiled roof, mezzanine floor, power and light connected. Planning Permission reference number **89/01852/FUL** dated 01.08.1990 (now lapsed) was obtained for replacement of the barn into a two-bedroom stone cottage.

Screened oil tank and composting area.

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

Services Mains electricity and water are connected to the property. Private drainage. Electric heating. Hot water provided by back boiler to oil-fired Aga and electric immersion heater.

Energy Performance Certificate

Current: 56 (D) Potential: 79 (C)

Directions

Postcode CV36 4LN

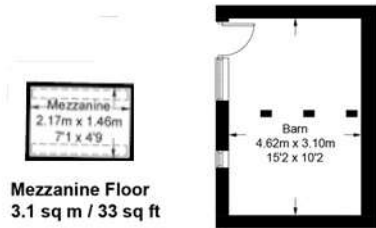
From the centre of the village head east for Armscote and Halford. Continue past the village green with the Howard Arms on the left and after about a further two hundred yards Quaint End is situated on the right and just before the right-hand turn signed for Halford, Armscote and Shipston on Stour.

IMPORTANT NOTICE

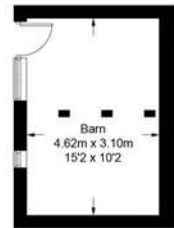
These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have 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/S3155/F005/08.04.2024

FLOOR PLANS

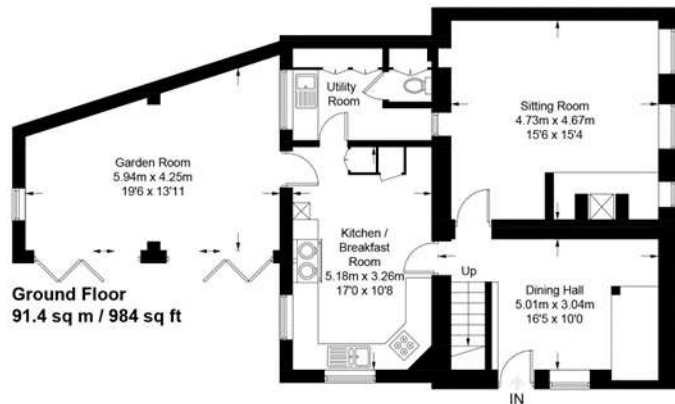


Mezzanine Floor
3.1 sq m / 33 sq ft

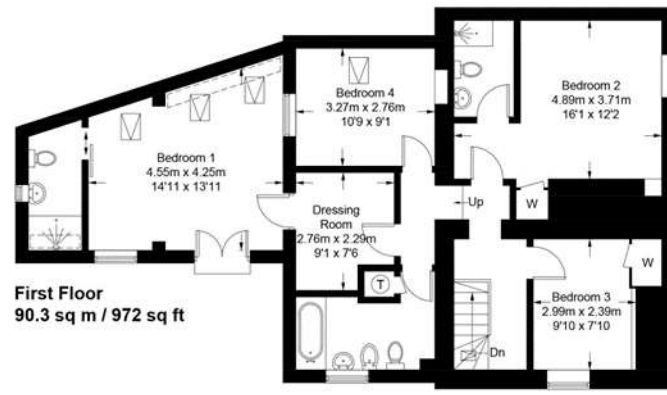


Barn
(Not Shown In Actual
Location / Orientation)

= Reduced headroom below 1.5m / 5'0"



Ground Floor
91.4 sq m / 984 sq ft



First Floor
90.3 sq m / 972 sq ft

Approximate Gross Internal Area = 181.7 sq m / 1956 sq ft

Mezzanine = 3.1 sq m / 33 sq ft

Barn = 14.4 sq m / 155 sq ft

Total = 199.2 sq m / 2144 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1066579)



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Warwickshire CV36 4AG
shipston@seccombesea.co.uk

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