



The Knapp

Ilmington Road | Armscote | Warwickshire | CV37 8DE

HOLMANS
ESTATE AGENTS

The Knapp

Ilmington Road | Armscote | Warwickshire

Stratford-upon-Avon - 10 miles

Shipston-on-Stour - 4 miles

Moreton-in-Marsh - 8 miles

Three bedroom semi-detached double fronted late Victorian village property with Coach House

Three bedrooms | Open plan through living room and garden room | Kitchen diner | Double garage with studio above

EPC rating D

Guide Price: £570,000



Positioned in the centre of this charismatic North Cotswolds village and combining the innate character and charm of a late Victorian cottage with the contemporary refinements of modern day living, this semi-detached two storey, double fronted, three bedroom country retreat exudes an abundance of style which must be experienced first hand to be fully appreciated.

The property has a through living room with a homely wood burning stove formed in open plan with a garden room area and direct access on to the south easterly facing enclosed rear garden. The well fitted kitchen has ample room for a dining table and picture windows, also with French doors leading out on to the garden.

At first floor level there is a four piece bathroom suite with a roll top bath and a separate shower cubicle with a rain shower head.

Other character features include some stripped pine floors and doors, exposed brickwork, several original fireplaces and a particularly beautiful well stocked antique walled garden. More contemporary refinements include gas fired central heating and many renewed windows with sealed unit double glazed panes.

Another notable feature of the property includes a double garage which is located only a few yards away on the other side of Ilmington Road with a studio or party room on the first floor. Planning permission was granted in February 2022 to increase the height and renew the roof and create a kitchen and shower room on the ground floor (Stratford District Council reference 21/03715/FUL).

Only to be described further in superlatives the property is located less than 100 yards from one of the most respected gastropubs in the whole of the North Cotswolds; The Fuzzy Duck. Armscote is located close to the junction of the A3400 and the A429 (the Fosseway) allowing ease of access to Moreton in Marsh where there are rail links to London Paddington and the traditional market town of Shipston on Stour, Chipping Campden and of course Stratford-upon-Avon.



General

Council tax band D

Directions

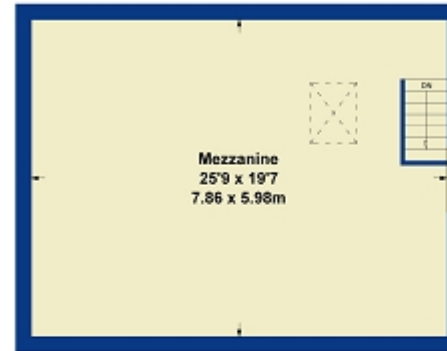
From our Moreton in Marsh office turn right and continue north along the Fosseyway for just over 7 1/2 miles (passing the first turning on the left to Blackwell and Armscote) and turning left at the second signpost for Armscote opposite Tredington. When entering the village at the following crossroads continue straight on towards the village centre bearing right in front of a thatched cottage then turning left and immediately in front will be The Fuzzy Duck, turn left and The Knapp is positioned 30 yards along on the left hand side. Park in front of the no parking sign in front of the double garage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

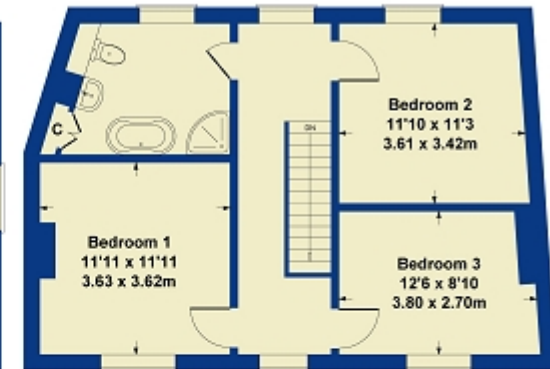
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The Knapp, Ilmington Road, Armscote, CV37 8DE

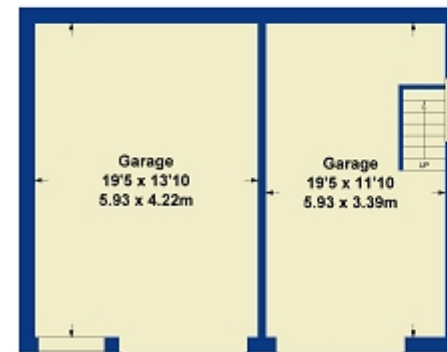
Approximate Gross Internal Area
2271 sq ft - 211 sq m



MEZZANINE



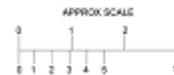
FIRST FLOOR



GARAGE



GROUND FLOOR



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

HOLMANS
ESTATE AGENTS

HOLMANS
ESTATE AGENTS

Tel: 01608 652345

Barklays House, High Street, Moreton-in-Marsh.
Gloucestershire. GL56 0AX
sales@holmansestateagents.co.uk
www.holmansestateagents.co.uk

MISDESCRIPTIONS CLAUSE We would like to inform prospective purchasers that Holmans Estate Agents have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Holmans Estate Agents or the vendors or lessors. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give, and neither Holmans Estate Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

THE
GUILD
PROPERTY
PROFESSIONALS