



The Stable Barn

LOWER GREEN, ILMINGTON, SHIPSTON ON STOUR, SOUTH WARWICKSHIRE



The Stable Barn

An attractive Listed property with well presented characterful accommodation together with beautiful rear gardens and private parking.

Shipston on Stour 4 miles, Chipping Campden 6 miles, Stratford upon Avon 8 miles, Moreton in Marsh 8 miles, Cheltenham 30 miles (all distances and times are approximate)

KEY ATTRIBUTES



Moreton in Marsh - from 92 minutes to London Paddington; Banbury - from 57 minutes to London Marylebone; Stratford upon Avon - from 46 minutes to Birmingham Moor Street



M40 (Junction 15)



Brailes, Stratford upon Avon, Tadmarton, Broadway and Welford on Avon



National Hunt racing at Cheltenham, Stratford upon Avon, Warwick and Worcester; hunting locally with Warwickshire and North Cotswold Hunts



Ilmington C of E Primary School, Kitebrook Preparatory School, Kingham Hill School, Stratford Grammar Schools, Shipston High School and Chipping Campden School



Royal Shakespeare Company's theatres, Stratford upon Avon: Chipping Norton Theatre, and Everyman Theatre, Cheltenham



Shakespeare Birthplace Trust, Charlecote Park, Hidcote Manor, Kiftsgate Court Gardens, Sezincote, Batsford Arboretum, Chastleton House, Snowhill Manor and Blenheim Palace



Bannatyne Health Club & Spa Wildmoor, Macdonald Alveston Manor Spa, Daylesford Organic Farm Shop & Bamford Haybarn Spa, Dormy House Hotel & Spa, Soho Farmhouse and Heythrop Park



SITUATION

The Stable Barn is situated in the popular and sought after village of Ilmington on the northern edge of the Cotswolds Area of Outstanding Natural Beauty and within the village Conservation Area, close to the borders of South Warwickshire and Gloucestershire. Ilmington boasts a well regarded primary school (OFSTED rating Good), a church, village hall and a lively community which runs an excellent village shop and café. There are also two village inns including The Howard Arms noted for its cuisine. The village lies between the historic market towns of Chipping Campden and Shipston on Stour both of which have been voted as top places to live by The Sunday Times and which offer further amenities. The larger centres of Stratford upon Avon, Cheltenham and Oxford are all within an hour's drive and offer a more extensive choice of shopping and cultural facilities and an excellent choice of state, private and grammar schools. Ilmington is surrounded by lovely open countryside with an abundance of bridle and footpaths.

THE PROPERTY

The Stable Barn is built of coursed limestone beneath a pitched clay tiled roof. To the left of the main facade is a weather boarded opening in the centre together with two attractive deep sash windows with moulded round headed arches. Formerly an outbuilding range part of The Howard Arms Inn, the property is Grade II Listed for its Architectural and Historic Interest and was converted in 1992. The property retains the expected characters features of the era and is beautifully presented throughout.

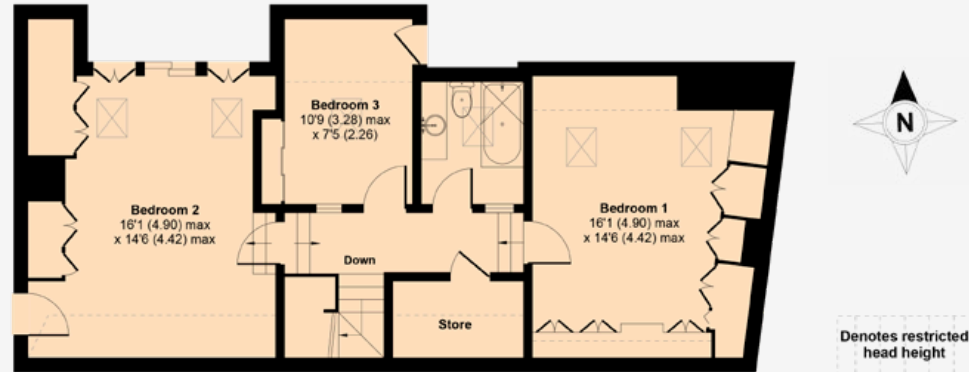
The stable Barn is entered via an attractive split level, part full height entrance hall with turned staircase with storage below, flagged floors and an exposed stone wall leading to a well appointed modern shower room. There are two sizeable reception rooms including a charming sitting room entered via double doors with an attractive double aspect, central fireplace with an open fire and fitted cabinets with shelving above to either side. French doors lead out to the garden. The dining room is also double aspect and is well proportioned ideal for formal entertaining with a timber boarded floor. On the lower level accessed from the entrance hall is a bespoke hand painted kitchen/breakfast room with beech block timber work surfaces, Leisure Rangemaster Stove and space for breakfast table and chairs. The utility room provides access to the rear garden. Accessed from an attractive first floor landing with good storage are three fully vaulted bedrooms with exposed purlins and Velux roof lights. All are double bedrooms with fitted wardrobes. There is a well appointed family bathroom.

One of the special features of the property is the enclosed rear garden with secure timber gates giving access to valuable private parking laid to tarmac. The garden is sizable with areas of lawn, raised beds for growing vegetables and mature borders bounded by either drystone walling or mature hedges. The furthest part of the garden has been left as a wild area with a mown pathway through leading to an off lying piece of garden. There is a pretty timber summer house, two greenhouses, pergola and BBQ area.

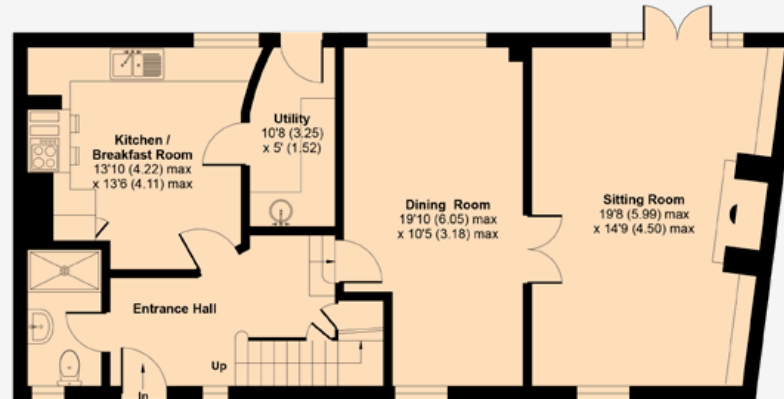
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Approximate Gross Internal Area
Main House = 1483 sq ft / 137.7 sq m
Limited Use Area(s) = 110 sq ft / 10.2 sq m
Total = 1593 sq ft / 147.9 sq m



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Pritchard & Company Estate Agents Limited. REF: 1154276



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GENERAL INFORMATION

Local Authority

Stratford on Avon District Council. Telephone: 01789 267575. Council Tax Band: E

Services

Mains electricity, water and drainage are connected. Oil fired central heating (system replaced 2022). Telephone line subject to BT transfer regulations.

Tenure

Freehold

Directions CV36 4LT / what3words – [access.next.elbowed](#)

From Chipping Campden take the right hand turning into Cider Mill Lane and then turn left opposite the parish Church into Station Road. Turn left signposted to Ebrington and the bear left signposted to Ilmington. Continue straight over at the crossroads following the road into Ilmington. On entering the village pass the green on the right hand side, continue past the Manor House and take the next turning left into Middle Street alongside the Lower Green. The Stable Barn is situated adjoining The Howard Arms Inn and can be identified by a Pritchard & Company sale board.

Viewing

Strictly by prior accompanied appointment, please, with Pritchard & Company.



Pritchard & Company

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