

WISTERIA COTTAGE

BURMINGTON, WARWICKSHIRE



A deceptively spacious three bedroom cottage with a lovely rural outlook, garden and parking

Ground Floor: Entrance Hall • Sitting Room
Kitchen/Dining Room • Shower/Laundry room
Boiler room

First Floor: Three Bedrooms • Bathroom

Outside: Front Garden, enclosed Courtyard Garden
Shed • Parking area for three cars

**Butler
Sherborn**

Stow-on-the-Wold Office

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DESCRIPTION

Wisteria Cottage is a semi-detached cottage, set on a small no-through lane. It overlooks attractive fields with estate fencing and farmland beyond. The cottage has well-proportioned rooms and good ceiling height.

The sitting room has views over the front garden and to the fields, with exposed beams and a wood burner. The kitchen overlooks the rear garden and has been fitted with a range of cupboards, a double oven with an induction hob, a dishwasher and there is space for a fridge, freezer. A shower room with space and plumbing for a washer drier.

Three bedrooms all of which have views over the fields. A family bathroom and the ground floor shower room service these rooms. Airing cupboard with built in shelving.

There is a secure, low-maintenance rear garden with a wooden shed, a raised veg bed and a paved terrace, which faces south-east so is perfect for outdoor entertaining. The garden to the front of the property is laid to lawn, with a lovely outlook over the fields. Across the lane, there is private off road parking for three large cars, a wood shed, garden equipment store





and a bin store. Six properties contribute towards the maintenance of the drive.

Burmington is a small village situated in the south Warwickshire countryside about 5 miles north-east of Moreton-in-Marsh set in the Warwickshire countryside. There is a village hall and a parish church, good local walks with numerous footpaths and bridleways with close proximity. Approximately two miles away is the busy market town of Shipston-on-Stour which offers a wide range of individual shops, a few pubs, doctors' surgery and leisure facilities.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.



SERVICES

Mains water, drainage and electricity. Oil fired central heating with a sunken oil tank in the front garden. Broadband connected. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

FIXTURES & FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others are specifically excluded.

LOCAL AUTHORITY

Stratford Upon Avon District Council, Elizabeth House, Church Street, Stratford-upon-Avon CV37.

T: 01789 267575

COUNCIL TAX

Band C

EPC

Band E (52)



VIEWINGS

By prior appointment only. Please telephone Butler Sherborn, Stow-on-the-Wold office -
T: 01451 830731 | E: stow@butlersherborn.co.uk

DIRECTIONS (CV36 5AR)

From Stow on the Wold, take the Fosse Way (A429) through Moreton in the Marsh, turn right to Todenham, pass through Todenham village, at the staggered crossroads on the A3400, turn left, cross over towards Birmingham. At the next crossroads turn left. Follow the solid wooden fence on the right, turn right at the end of it, onto a graveled drive. The parking for Wisteria Cottage is on the left handside. Wisteria Cottage is on the right.

what3words: ///relaxing.sobbed.proposals



Towns

Shipston-on-Stour 1.8 miles
 Chipping Norton, 9 miles,
 Stow-on-the-Wold 10 miles
 Stratford-upon-Avon 13 miles



Pubs/Restaurants

Herd at Todenham Manor Farm 1.6 miles
 The George Townhouse 2 miles
 The Red Lion Inn 4.3 miles
 The Fuzzy Duck 5.3 miles



Schools

Shipston High School 2.4 miles
 Acorns Primary School,
 Long Compton 4.2 miles
 Kitebrook School 5.4 miles
 Kingham Hill School 9.2 miles



Members Clubs

Daylesford Organic and Bamford 10 miles
 Soho Farmhouse 13.7 miles
 Estelle Manor 21.8 miles

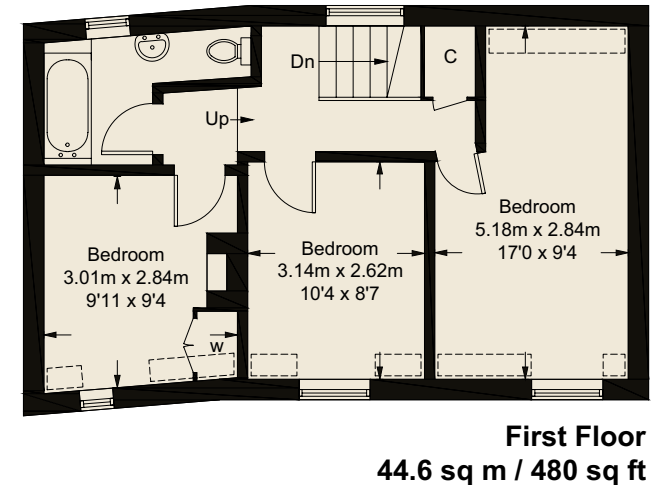
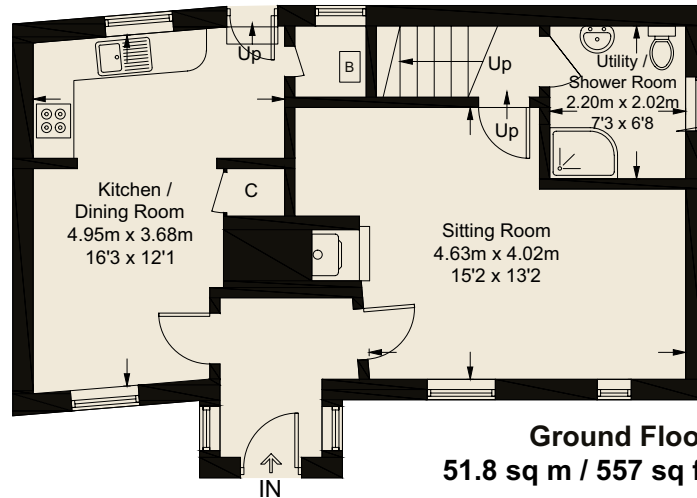


Stations

Moreton in Marsh 6 miles
 Kingham 11 miles
 Banbury 15 miles



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Approximate Gross Internal Area = 96.4 sq m / 1037 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1318290)

= Reduced headroom below 1.5m / 5'0"

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