



LAVENDER COTTAGE, CHERINGTON



AN EXQUISITE COTSWOLD STONE VILLAGE HOME

Shipston-on-Stour 4.5 miles, Moreton-in-Marsh 7 miles (trains to London Paddington from 90 minutes), Banbury 12 miles (trains to Marylebone from 60 mins), Chipping Norton 9 miles, Oxford 29 miles, (distances and time approximate).



Local Authority: Stratford-upon-Avon

Council Tax band: F

Tenure: Freehold



LOCATION

This South Warwickshire village is well located on the Warwickshire/Oxfordshire border in an Area of Outstanding Natural Beauty, and offers a village hall, parish Church, Hook Norton Brewery public house and the renowned Cotswolds Distillery. Further local amenities can be found in Long Compton and Upper and Lower Brailes with the nearby centres of Shipston-on-Stour, Chipping Norton and Moreton-in-Marsh all providing a range of excellent shops, restaurants and pubs. The popular Daylesford Organic, Bamford Club (c 10 miles) and Soho Farmhouse members club (14 miles). Banbury, Stratford-upon-Avon and Oxford provide larger regional shopping facilities. Sporting and leisure facilities within the locality include equestrian activities, golf at Chipping Norton, Brailes, and Broadway, and a network of local footpaths and bridleways.







IMPECCABLY RENOVATED, WITH ELEGANT ACCOMMODATION,

Lavender Cottage is a delightful Cotswold stone residence, beautifully enhanced and renovated to create a home of exceptional quality. Set back from the village lane, the property enjoys a peaceful setting. Approached via the lane, the property benefits from ample parking along with a spacious detached double garage. Steps rise to the front entrance, opening into an inviting reception hall with a cloakroom discreetly positioned off. The ground floor offers light filled, free flowing accommodation, ideal for both everyday living and entertaining. The elegant drawing room features sisal flooring and an attractive fireplace with a wood burning stove. At the heart of the home is the superb open plan kitchen, thoughtfully designed with a comprehensive range of fitted units topped with granite work surfaces, an Aga, central island and integrated appliances. The kitchen opens into a family area and continues through to a beautiful orangery, used as a dining room, with garden views. A practical utility and boot room provides excellent ancillary storage and day to day convenience. Stairs rise to the first floor where a generous landing can be used as an additional reception space/play room space. There are four well proportioned bedrooms, with the principal bedroom benefitting from fitted wardrobes and a stylish en suite shower room. The remaining bedrooms are served by a well appointed family bathroom.







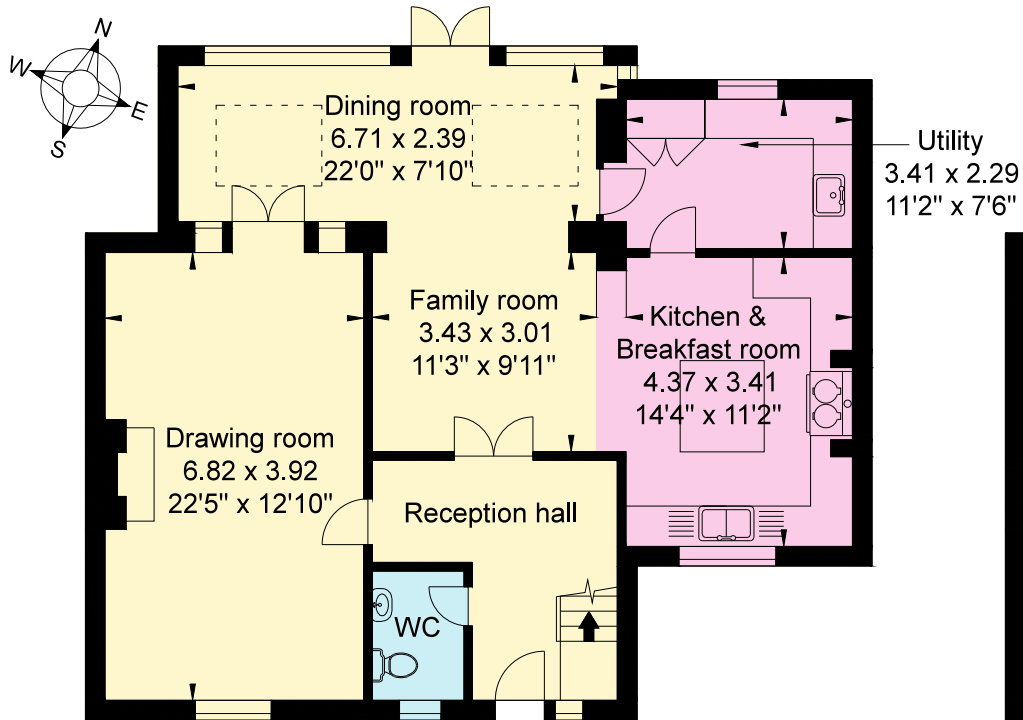
LANDSCAPED GARDENS AND EXCELLENT PARKING.

The rear garden has been professionally landscaped to create an attractive and tranquil space. A large paved terrace provides the ideal spot for al fresco dining and entertaining, with mature borders framing a lawned area beyond, offering both privacy and seasonal interest.

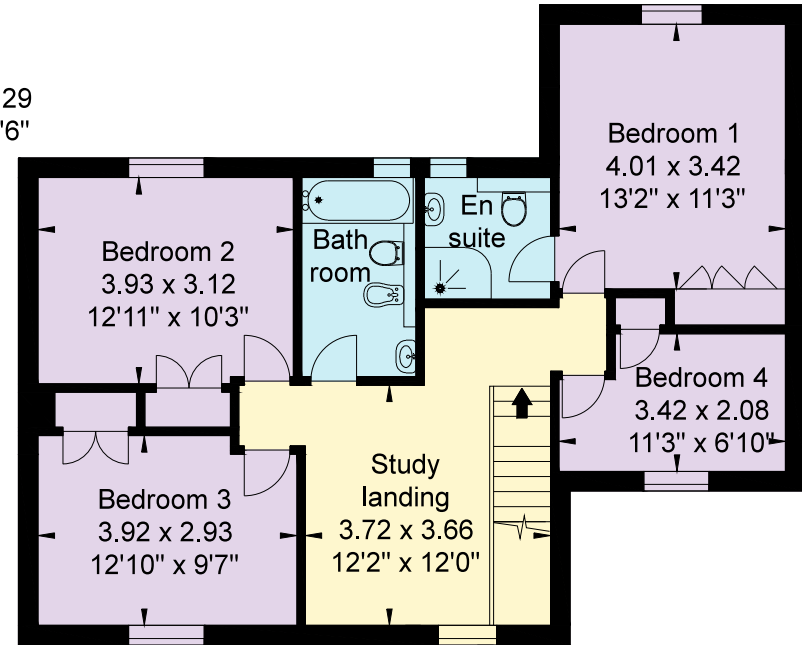
Lavender Cottage combines classic Cotswold charm with refined modern living, offering generous accommodation, high quality finishes and beautifully landscaped gardens in a desirable village setting.



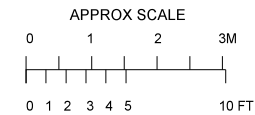
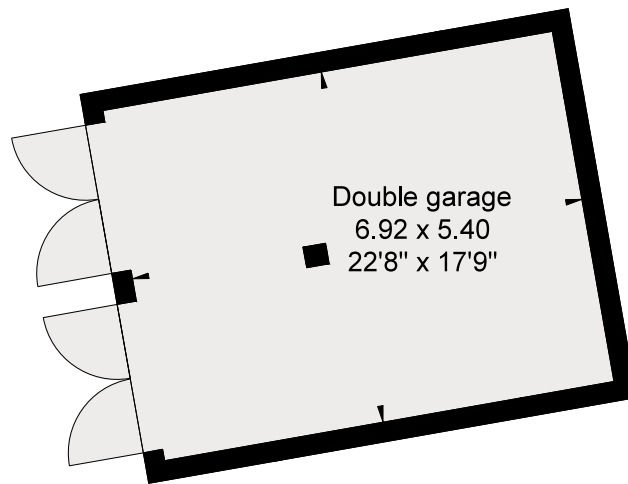




Ground Floor



First Floor



APPROXIMATE GROSS INTERNAL FLOOR AREA:

House: 172 sq m (1,851 sq ft)

Garage: 37 sq m (402 sq ft)

Total: 209 sq m (2,253 sq ft)

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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