

**THE OLD PLOUGH  
THE GREEN  
STRETTON ON FOSSE  
NR MORETON IN MARSH  
GL56 9SQ**

Situated about 3 miles from Shipston on Stour, 4 miles from Moreton in Marsh and Chipping Campden, 12 miles from Stratford upon Avon, 18 miles from Banbury (M40 junction 11) and Warwick (M40 junction 15).

**SITUATED ON THE EDGE OF THE COTSWOLDS, A WONDERFUL FIVE BEDROOM DETACHED PERIOD VILLAGE FAMILY HOUSE DATING FROM THE 17TH CENTURY AND IN NEED OF MODERNISATION. SET IN GARDEN AND GROUNDS EXTENDING TO ABOUT 0.25 ACRES**

Dining Hall, Living Room, Kitchen, Study, Inner Hall, Cloakroom, Sitting Room, Office, Five Double Bedrooms, Two Ensuite Shower Rooms, Family Bathroom. Single Garage. Off Road Parking for Two/Three Cars. Garden.

**Viewing through:**

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**Stretton on Fosse** is an attractive village situated on the edge of the Cotswolds on the Gloucestershire/Warwickshire border, and just inside Warwickshire in an area of special landscape value on the edge of the Cotswold Area of Outstanding Natural Beauty. Within the village there is a local pub and parish Church, with the market towns of Shipston on Stour, Moreton in Marsh and Chipping Campden close by offering good local shopping, schooling and recreational facilities.

The local centres of Stratford upon Avon, Cheltenham, Oxford, Banbury, Warwick and Leamington Spa are accessible. There is a mainline station at Moreton in Marsh with services south to Oxford and London (Paddington).

**The Old Plough** was most probably in existence at the time of the Civil War (1642-1645) and it is likely to have been occupied by Prince Rupert and his officers when they were leading royalist troops billeted in the village before the battle of Edge Hill.

The original property is understood to have consisted of a cottage, brewhouse, stable barn and yard, with the cottage, brewhouse and stable barn now all joined into one property, with the vendor incorporating the stable barn to the house.

The house, which would benefit from updating and modernisation, is a wonderful family home offering spacious and well-proportioned accommodation with three/four reception rooms and five double bedrooms. Set in garden and grounds extending to about 0.25 acres.

Features within the property include a fine inglenook fireplace, exposed beams and timbers, vaulted ceiling to the dining hall, oak-boarded flooring and part galleried landing.

In addition, there is off-road parking for two/three cars to the front and a principally lawned garden to the back.







The accommodation comprises **Dining Hall** with vaulted ceiling, bi-fold door to garden, ceramic tiled floor. Open into **Living Room** with ceramic tiled floor.

**Dining/Music Room** with bi-fold door to garden, oak-boarded floor, bay window.

**Inner Hallway** with oak-boarded floor, stairs to first floor with **Office** off. Door and steps down to **Side Hall** with stone tiled floor. Doors to **Garage** and **Cloakroom** with w.c., and wash hand basin.

**Living Room** with fine inglenook fireplace incorporating wood burning stove with flagstone hearth and shepherd's seat, exposed beams and timbers, oak- boarded floor, bi-fold door to garden.

Situated off the dining hall and living room is the **Kitchen** (with restricted ceiling height) incorporating two-hob four-oven oil- fired Aga with back-boiler for hot water, glazed china sink, fitted base units with work surfaces over, built-in dishwasher, plumbing for washing machine, exposed beams and timbers.

On the first floor is the **Part-Galleried Landing** overlooking the dining hall with exposed beams and timbers.

**Bedroom One** with leaded light windows, fine exposed beams, views out over the village to the surrounding countryside, **En Suite Shower Room** with shower cubicle, w.c., wash hand basin.

**Bedroom Two** with exposed pine-boarded flooring.

**Family Bathroom** with bath with shower attachment, w.c., wash hand basin, heated towel rail. Shelved **airing-cupboard** with insulated hot water cylinder.



**Bedroom Three** with exposed pine-boarded flooring overlooking the garden.

Beyond the galleried part of the landing is **Bedroom Four** (into eaves) with double French doors leading to small balcony and steps down to garden patio. Shower room with shower cubicle, w.c. and wash hand basin with tank cupboard with insulated hot water cylinder. **Bedroom 5** with fine exposed beams.

Outside to the front off-road parking for 2/3 cars. Double side-hinged timber doors to **Single Garage** with Grant oil-fired boiler for central heating and hot water.

**The Garden** is situated to the back and is an important feature of the property, with the **garden and grounds extending to about 0.25 acres**.

Immediately adjoining the house approached from bi-fold doors from the dining hall, study/music room and sitting room is a paved patio with low retaining stonewall, beyond which the garden is principally lawned and runs up to a small spinney with timber garden shed and former double stone privy. A wrought iron gate leads out on to a village public footpath.

## 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 E.



### Fixtures and Fittings

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

### Services

Mains electricity, water and drainage are connected to the property. Grant oil-fired boiler for central heating and hot water. oil-fired Aga with back boiler.

### Energy Performance Certificate

Current: E (44) Potential: C (70)

### Directions

**Postcode GL56 9SQ**

From the Fosseway (A429), on entering Stretton on Fosse, continue around the sharp right-hand bend and then a left-hand bend having passed the Church on the left. After about another 150 yards and a short distance before the village hall, the driveway to The Old Plough is situated on the left.

**What Three Words///pipes.tinny.mental**

### 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/S3262/F005/14.11.202**