

Little Leys House

| Shipston-on-Stour | Warwickshire | CV36 5AR

HOLMANS
ESTATE AGENTS

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Shipston-On-Stour - 2 miles
Stratford-Upon-Avon - 14 miles
Oxford - 32 miles
Moreton-in-Marsh - 6 miles

A Victorian double-fronted detached property set in a fifth of an acre of gardens in a quiet village location.

Sitting Room | Living Kitchen | Dining Room | Utility | Master Bedroom | Three Further Bedrooms | Village Location |

EPC rating E

Guide Price: £850,000









Positioned on a private road with a fifth of an acre of gardens and surrounded by open countryside, this detached, three-storey, four bedroom mid Victorian country residence has been beautifully enhanced and extended in the recent past and can only be fully appreciated by internal inspection.



The traditional rustic brick double fronted front elevation contains two sumptuous reception rooms proceeding a homely full width living kitchen all with bespoke units and a central work podium with a range of integrated appliances. There is a cosy living area with double doors leading on to the side patio beyond which there are open views over fields and countryside.

On the first floor, the largest bedroom has a vaulted ceiling also with excellent views, an ensuite wet room and two further single bedrooms currently used as an office and dressing room. The master bedroom has been created on the second floor with exposed timbers and roof trusses, an open ensuite with a freestanding roll top bath and two dormer windows with beautiful views over the 120 foot front garden and countryside beyond.

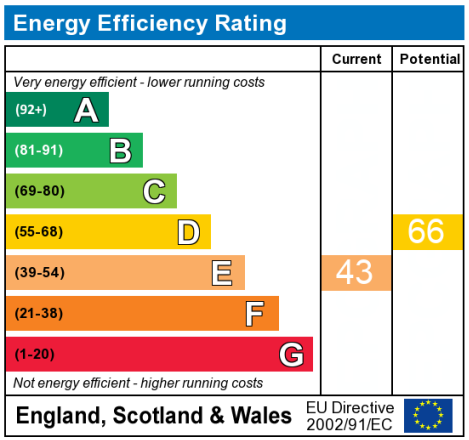
From a technical point of view, the property is warmed with calor gas central heating from a combination boiler separately zoned between the ground and first floor, there are many renewed double glazed sash windows and an atmospheric wood burning stove in the living room. Externally there is off-street parking for one vehicle adjacent to the property and a double tandem drive across the lane. There is a small courtyard to the rear and a stunning well-screened garden to the front mainly laid to lawn.



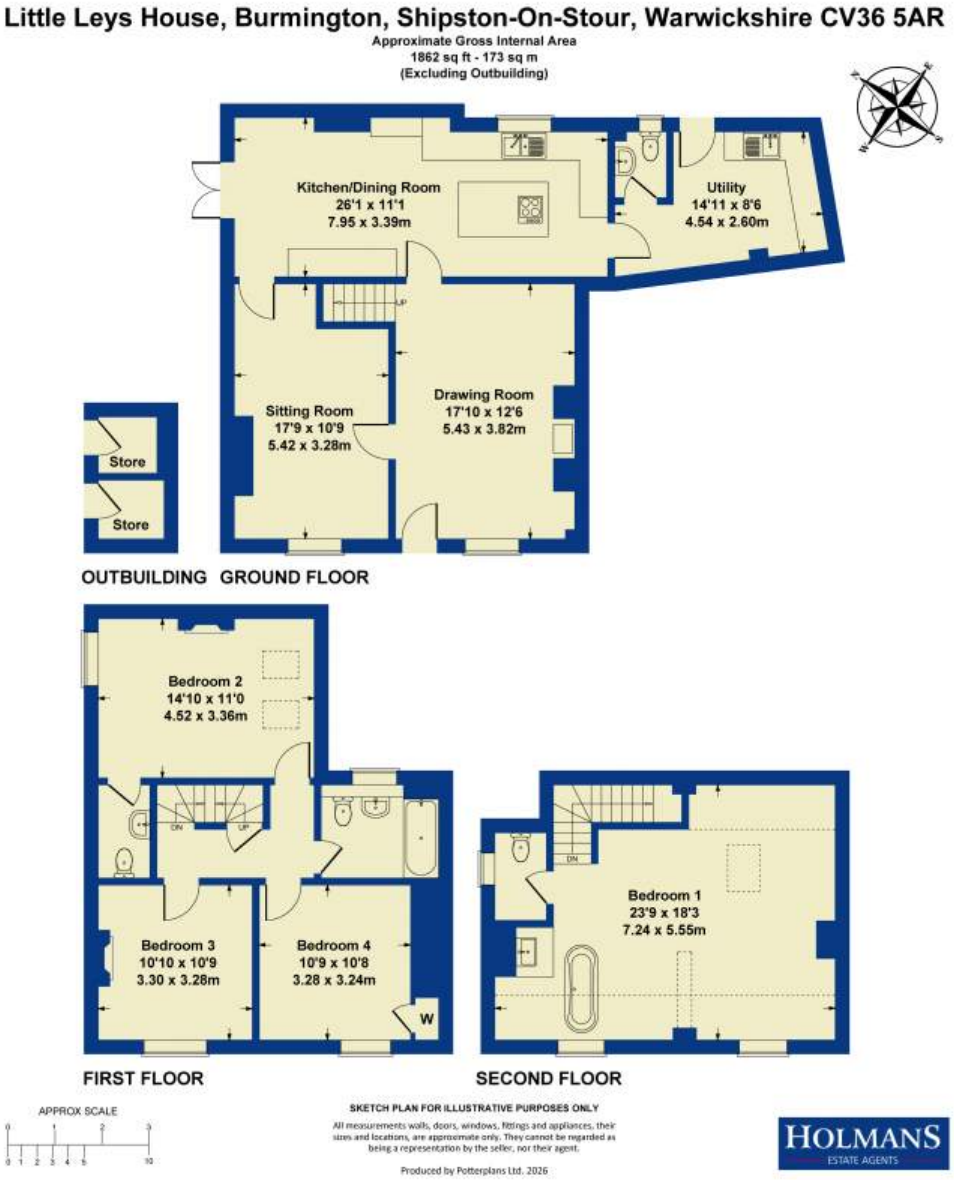
The property is located on the edge of Burmington village which is positioned close to the market town of Shipston-on-Stour with rail links to Oxford and London Paddington available approximately 4 miles away in Moreton-in-Marsh.

General
Council tax band F

Directions
From our office in Moreton-in-Marsh, turn right continuing over the railway bridge at the end of the High Street and then first right in to Todenham Road. Continue through the village of Todenham to the junction of the A3400, turning left and immediately right signposted Burmington. At the end of this road turn left and when entering the village the drive to this property is on the right hand side in to a private road, this being the first property on the right and either park in the gravelled driveway adjacent to the house or in the tandem driveway on the left.



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.



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