



FEATHERBED LANE, CHERINGTON, NR SHIPSTON ON STOUR

SECCOMBES

ESTATE AGENTS

**14 FEATHERBED LANE
CHERINGTON
NR SHIPSTON ON STOUR
CV36 5HP**

Situated approximately 5 miles from Shipston on Stour, 6 miles from Moreton in Marsh, 10 miles from Chipping Norton, 11 miles from Banbury (and M40 Junction 11) and 14 miles from Stratford upon Avon

SPACIOUS WELL PRESENTED THREE BEDROOM MID-TERRACE HOUSE WITH ENCLOSED LARGE GARDEN IN THE POPULAR VILLAGE OF CHERINGTON.

Entrance Hall, Sitting Room, Dining Room, Kitchen, Utility/Pantry, Cloakroom, Three Bedrooms, Family Bathroom.

**Viewing through
Seccombes Estate Agents, Shipston on Stour
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Cherington is an attractive village set in the undulating South Warwickshire countryside on the edge of the north Cotswolds Hills and close to the North Oxfordshire and North Gloucestershire County borders. Cherington adjoins the neighbouring village of Stourton and within the village there is a parish Church, public house and village hall.

The local towns of Shipston on Stour, Moreton in Marsh and Chipping Norton offer a comprehensive range of shopping, schooling and recreational facilities.

The area is served by a network of main roads including the A3400 (Oxford to Birmingham) and these give access to the larger centres of Banbury, Stratford upon Avon, Cheltenham.

14 Featherbed Lane is a beautiful village mid-terraced house set in a quiet location, offering spacious and well-proportioned light and airy accommodation. In addition to having three bedrooms, there is a sitting room, separate dining room and kitchen overlooking the attractive garden and separate utility.

The accommodation briefly comprises:

Entrance Hall with stairs to first floor.

Sitting Room with feature open fireplace, stone surround with terracotta tiled hearth, French doors to patio and courtyard.



Dining Room with window to front, attractive wooden storage cupboard with shelving either side. Door to

Utility/Pantry with Belfast sink, dual tap and oak wooden work surfaces over fitted cupboards under with attractive kitchen dresser and shelving, plumbing for a washing machine. Ceramic flooring throughout.

Archway from the pantry leads to the **Kitchen**

Kitchen country-style, double sink unit, dual tap, fitted base units with oak wooden work surfaces over, fitted wall units, built-in electric Aga oven with four-ring electric hob and extractor hood over. French doors to patio and back garden. Worcester oil-fired boiler for central heating and water.

Cloakroom with wash hand basin and w.c.

Stairs rising to **First Floor Landing**

Bedroom with built in cupboards and shelving above, **airing cupboard** and built in single cupboard.

Bedroom Two with built in double wardrobe, window to front.

Bedroom Three overlooks the garden.

Family Bathroom part tiled, panelled bath with Mira shower over, pedestal wash hand basin and w.c.

OUTSIDE

Adjoining the property is an attractive paved patio with flower beds and mature shrubs, beyond which a path leads to an enclosed larger garden incorporating a large vegetable plot with **garden shed**.

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 C.

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. Oil-fired boiler for central heating and hot water.

Energy Performance Certificate

Current: 53 (E) Potential: 79(C)

Directions

From Shipston on Stour take the A3400 south for Long Compton and Oxford. After about three miles take the third turning left by Gate Lodge for Cherington and Stourton. Continue into the village of Cherington take the second turning on your left after the bend and 14 Featherbed Lane is about 400yards on the left hand side.

Postcode CV36 5HP

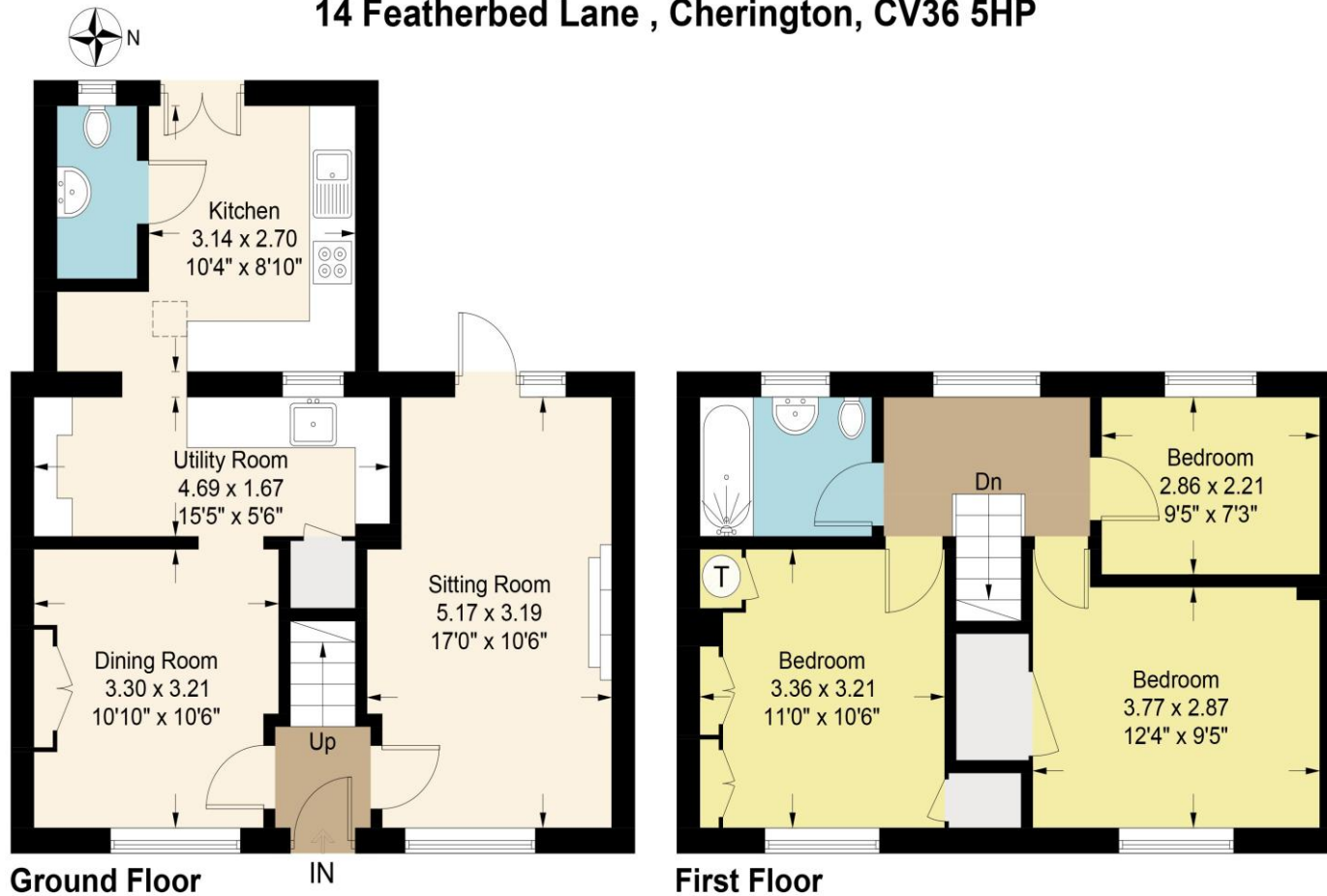
IMPORTANT NOTICE

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.

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FLOOR PLANS

14 Featherbed Lane , Cherington, CV36 5HP



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