

Peter Clarke



Old Police House Back Street, Ilmington, Shipston-On-Stour, CV36 4LJ

- Three double bedroom detached home
- Extended kitchen/dining/family room
- Sitting room and office
- Utility and cloakroom
- Luxury family bathroom
- Driveway parking and garage
- Solar panels and battery storage
- Electric car charger
- Planning permission to extend



Offers In Excess Of  
£825,000

An Immaculate detached three bedroom family home situated within a short walk of the village primary school, shop, pubs and the playing fields in this incredibly popular Cotswold Village. Set back on a quiet road behind an established hedgerow, there is ample off-road parking for up to five cars, plus an integral garage. This Cotswold stone property offers family living spaces including large rap around garden. Improvements undertaken by the owners include a new slate roof, with solar PV panels and Powerwall battery. A new bathroom, oil boiler and an extension providing a garage and lounge dining area, with bedroom above. There is also an extant planning permission valid for building a 2-storey extension on the other side of the house

### ILMINGTON

is a charming Cotswold-edge village known for its honey-toned stone cottages, sweeping countryside views and peaceful, walkable lanes. Its historic character centres around the 12th-century St Mary's Church and a traditional village green. The award-winning Ilmington Community Shop provides everyday essentials, fresh local produce and a friendly café, along with two thriving village pubs. The village offers access to well-regarded nearby schools including Ilmington C of E Primary School. Chipping Campden is just over 5 Miles away, and Stratford upon Avon is approximately 8 miles distant.

### ACCOMMODATION

The front door opens into the hallway with rooms off to principal rooms and stairs to the first floor. There is an office/games room to the front of the property, with a comfortable sitting room behind with doors out to the garden. The kitchen/dining/family room is a wonderful space with a modern fitted kitchen and opens onto a light and airy extension with windows overlooking the garden and a lovely woodburning stove. Beyond the kitchen us a useful utility room and access to the integral garage. a cloakroom finishes off the ground floor accommodation. One the first floor there are three double bedrooms, with the main bedroom having a walk in wardrobe. The luxury bathroom has been upgraded by the current owners with freestanding bath and a separate walk in shower. Outside there is driveway parking for multiple cars. The garden wraps around the house and gets the afternoon/evening sun being west facing at the rear.

### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that there is an oil tank and oil boiler for heating and hot water. In addition the cooker has a gas burning hob that is served by external LPG gas bottle. Mains electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band E.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** C. A full copy of the EPC is available at the office if required.

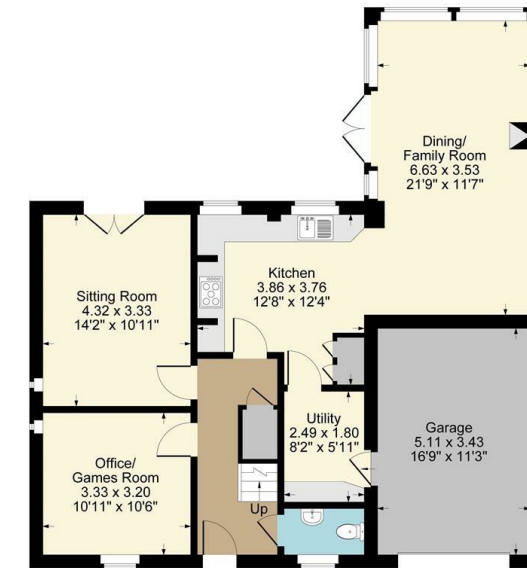
**VIEWING:** By Prior Appointment with the selling agent.







Old Police House, Ilmington



Approximate Gross Internal Area  
 Ground Floor = 78.96 sq m / 850 sq ft  
 First Floor = 70.03 sq m / 754 sq ft  
 Garage = 17.50 sq m / 188 sq ft  
 Total Area = 166.49 sq m / 1792 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.



Denotes restricted head height

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

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