



The Cottage Mill Lane, Halford

Guide Price **£475,000**

**SHELDON
BOSLEY
KNIGHT** LAND AND
PROPERTY
PROFESSIONALS

The Cottage Mill Lane

Halford, Shipston-On-Stour

Nestled in a quiet lane beside the church, this characterful 2-double-bedroom cottage enjoys one of the village's most convenient yet peaceful positions. With a private cottage garden, outbuilding and garage. The cottage is offered for sale with no onward chain.

Packed with original appeal, it features exposed beams and well-proportioned rooms full of natural light.

The dining room has a lovely flagstone floor, a wood-burning stove and a cosy window seat. The sitting room has exposed beams and a wood-burning stove perfect for taking the chill off a winter's evening. The kitchen offers space for a breakfast table, with a glazed roof that floods the space with light and frames views over the pretty cottage garden. Complementing this is a practical utility room with a shower and WC.

Upstairs, the main bedroom is generous in size with a dual aspect enjoying views of the church and garden and has fitted wardrobes. The second bedroom is a double, also having views over the church. The main bathroom is fitted with a classic roll-top bath.







Outside, the beautiful cottage has various seating areas, mature well-planted borders and offers privacy and space to relax. There is a useful stone outbuilding that, with work, would make a perfect studio or office. The garage can be accessed from the garden and has the main door onto the side lane. There is a private walkway to access the garden from the lane. Please be aware that the property is pending the granting of probate.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

Halford is set in the southern tip of Warwickshire only about 6 miles from the Gloucestershire border and the lovely Cotswold Hills. It is situated on the Fosseway with an old bridge across the River Stour and some fine old stone built properties, including a beautiful church and Manor House. The village also has the benefit of a Post Office, Garage with shop and Public House. The nearest town is Shipston on Stour which is less than 4 miles away while the well-known centre of Stratford upon Avon is 8 miles away. Other local towns are: Warwick (13 miles); Leamington Spa (15 miles); Banbury (15 miles); Coventry (21 miles) and Birmingham (29 miles). There is a rail service to London from Moreton in Marsh (10 miles) and the M40 has junctions at Warwick, Gaydon (10 miles) and Banbury.

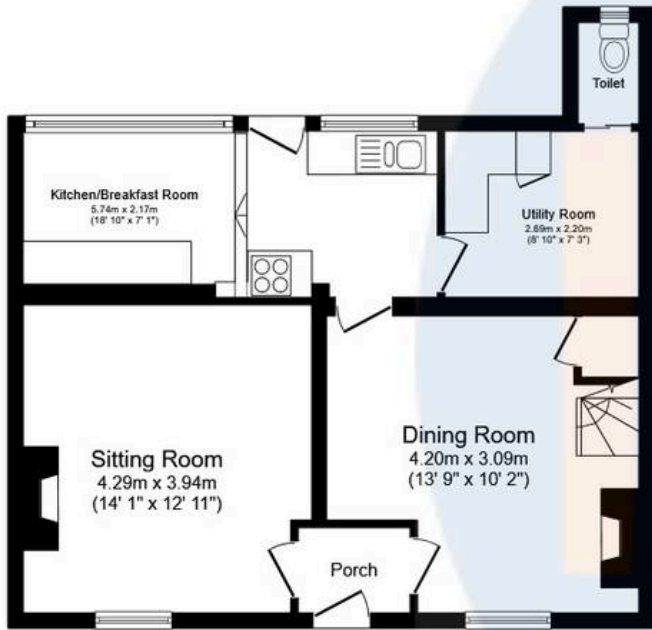


DISCLAIMER

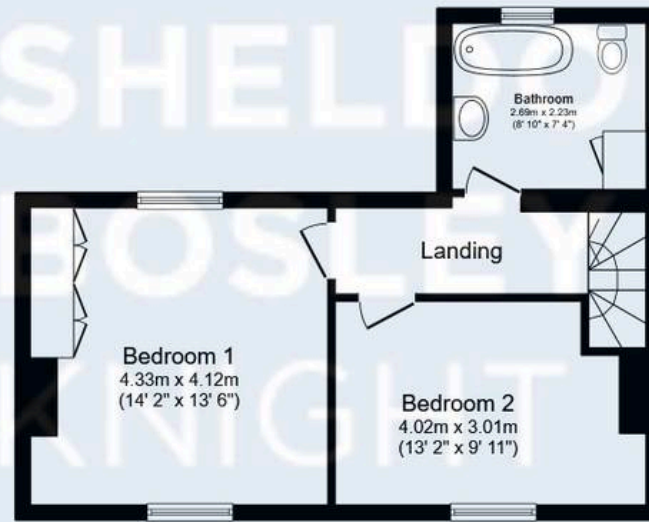
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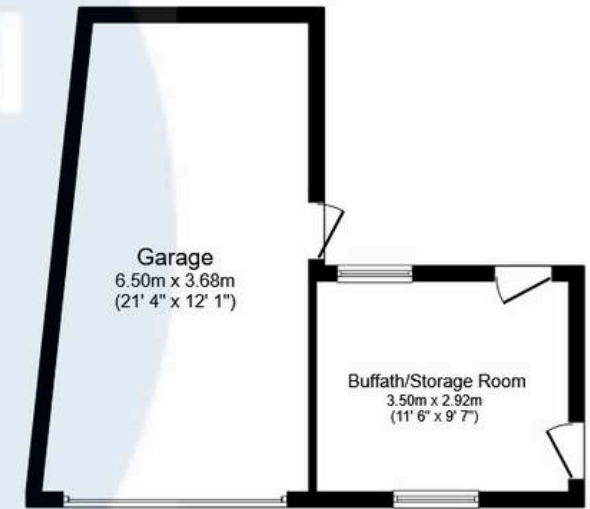
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Ground Floor



First Floor



Outbuilding

Total floor area 132.4 m² (1,425 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io





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Future Development & Planning:

Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.