



HOLMANS
— ESTATE AGENTS —

Oak Cottage, 4 Nethercote, Great Wolford, Shipston-on-Stour, Warwickshire, CV36 5NF

Guide Price £700,000, Freehold

Property Description

Positioned to enjoy an enviable open outlook over countryside and gardens in three directions in the hamlet of Nethercote between Great and Little Wolford, this substantially extended semi-detached three-storey country residence must be viewed first hand to be fully appreciated and internal inspection is strongly advised.

When entering the property one is immediately impressed by the L-shaped separate hallways with striking slate floors creating a light and airy ambience. There are two separate living rooms to each side of the property, both dual-aspected, one as a snug, one as a traditional living room with a rustic brick fireplace, a homely multi-fuel stove and double French doors leading directly on to the enclosed garden.

The central breakfast kitchen has a wide range of units and integrated appliances, there is a separate utility and boot room.

At first floor level there are four bedrooms, an attractive family bathroom, an ensuite shower room to the master bathroom, (also dual aspected), a fine array of bespoke wardrobes creating a dressing area to the front. There is also a 26.8 foot landing area to the rear with three windows all with engaging aspects over the rear garden and open countryside.

Technically speaking the property has all Upvc double glazed windows and doors, oil fired central heating from a recently renewed external boiler and both wet rooms on the first floor have underfloor heating.

Externally the rear garden has two separate eating areas for alfresco dining and a well-screened front garden with off-street parking for three vehicles and a five bar entrance gate.

Oak Cottage is only one of a few cottages in Nethercote located midway between the renowned market towns of Chipping Norton, Shipston-on-Stour and Moreton-in-Marsh with the latter having rail links to Oxford and London Paddington.

This property is therefore ideal for those looking for a spacious and totally refurbished home in a truly country location.

Entrance Hall

Grey slate tiled floor. Inset spotlights to the ceiling. Double radiator with built-in cabinet surround. Southerly aspect over trees and front garden.

Inner Hallway

(15' 5" x 26' 9") or (4.71m x 8.16m)

Matching flooring. Double built-in cloaks cupboard. Featured display area with mirrored back. Three cupboards to one side. Single radiator with built-in cabinet surround.

Ground Floor Cloakroom

Two piece suite in white. Low flush w.c. Circular wash hand basin set on to tiled base. Single radiator. Slate floor. Second radiator with cabinet surround.

Living Room/Front Snug

Dual aspected room with southerly and westerly aspected windows. Four wall-mounted light points. Double radiator.

Rear Utility Room

(23' 11" x 23' 11") or (7.30m x 7.30m)

Parquet oak work tops with inset ceramic sink unit. Space and plumbing for automatic washer and tumble dryer. Single base cupboard. Single radiator. Ceramic tiled floor and wooden double glazed small paned door to rear garden.

Separate Boot Room

Ceramic tiled floor. Double radiator.

Central Kitchen

(18' 03" x 11' 08") or (5.56m x 3.56m)

and 119 x 78 Granite work tops fitted to two sides with inset 1 1/2 stainless steel sink unit, integrated drainer. Four ring electric hob with canopied externally ducted cooker hood above. Integrated dishwasher. Nine separate base units. Six matching wall-mounted cupboards, two separate with glazed cabinet fronts. Split-level AEG double oven and grill. Inset spotlights to the ceiling. Vertical 7 foot column radiator. Space for breakfast table. Separate walk-in larder cupboard with tiled base and fitted shelves. Side window. Multi coloured slate floor.

Inner Hallway

Easy staircase rising to first floor.

Through Living Room

Windows to both front and rear with excellent open outlook. Rustic brick fireplace with oak lintel, substantial cast iron multi-fuel burning stove on flagstone hearth. Small paned double French doors leading on to rear garden. Cornice moulded ceiling. Front extended dining area with double radiator and outlook over front garden.

First Floor Landing Area

(26' 8" x 4' 9") or (8.13m x 1.45m)

Three small paned opening feature windows with northerly aspect over open fields and rear garden. Single radiator. Access to loft space.

Rear Bedroom 4

(8' 09" x 8' 0") or (2.67m x 2.44m)

Open outlook over fields. Single radiator. Currently used as a study.

Bedroom 3

(12' 01" x 9' 03") or (3.68m x 2.82m)

Single radiator. Open outlook over trees and countryside to the front. Single wardrobe over stairs.

Front Bedroom 2

(12' 05" x 11' 09") or (3.78m x 3.58m)

Two double and one single built-in full height wardrobes. Single radiator. Open outlook over trees and countryside to the front.

Second Landing Area

Double radiator. Fitted office area on two sides with laminate style work tops. Five base units and lower level computer cabinet. Book shelves. Open outlook over countryside. Internet connection.

Family Bathroom/W.C.

Four piece suite in white. Low flush w.c., handled panelled bath with corner mixer tap. Wall-mounted wash hand basin. Fully tiled shower cubicle with integrated extractor and hand-held shower spray. Folding glazed door and ladder-style heated towel rail and radiator with supplement electric control. Open outlook over rear garden. Distressed oak style Karndean flooring with electric under floor heating separately controlled.

Master Bedroom

(16' 09" x 14' 05") or (5.11m x 4.39m)

Southerly and westerly aspected windows. Large double radiator. All solid timber fitted furniture. Three double and two single wardrobes. Two wall-mounted light points.

En Suite Shower Room/WC

Ceramic tiled floor with under floor heating. Ladder style heated towel rail with supplementary electric control. Low flush w.c. Large width wall mounted wash hand basin with mirror and integrated lighting above. Fully tiled shower cubicle with built-in extractor and hand-held shower spray. Outlook over fields.

Second Floor Landing Area

Double glazed Velux swing window and built-in airing cupboard with OSO pressurised hot water cylinder.

Separate Studio

(14' 05" x 9' 09") or (4.39m x 2.97m)

Two northerly facing double glazed Velux swing windows. Double radiator. Large dressing mirror.

Outside

Rear Garden

(60' 0" x 25' 0") or (18.29m x 7.62m)

Flagged area adjacent to the property with Worcester oil fired central heating boiler. Timber cabin. Separate covered log store. Garden store adjacent to the property. Two remote outside lights. One step up to a higher level garden with perfect alfresco dining area. Fenced on four sides with semi-circular garden seat and store. Access through to circular pergola area to second alfresco dining area with well screened surround and central flower beds. Central lawn. Three pvc water butts. Five bar gate leading to side garden.

Side Garden

Gravelled area with mature hedgerow surround. One outside light. Large pvc oil tank. Gated access leading to front garden.

Front Garden

(60' 00" x 40' 00") or (18.29m x 12.19m)

Ranch style five bar gate to the road. Off street parking gravelled area for at least three vehicles. Attractive well stocked shrubbery area.



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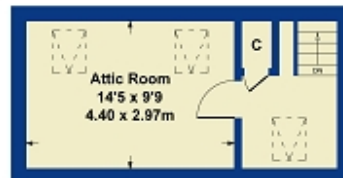
Approximate Gross Internal Area
2303 sq ft - 214 sq m



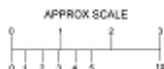
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their uses and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Directions

From our Moreton-in-Marsh office, turn left and at the first mini-roundabout left along the A44 towards Chipping Norton continuing over the railway bridge, passing the Fire College on the left hand side and then turning left at the signpost to Great Wolford. When entering the village, at the crossroads, turn right towards Little Wolford and after leaving the village, and following a sharp bend to the left, this is then the first of four properties on the left hand side. Park in the driveway.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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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ESTATE AGENTS

Barklays House, High Street, Moreton in Marsh, GL56 0AX
Tel: 01608 652345

Email: sales@holmansestateagents.co.uk
www.holmansestateagents.co.uk

121 Park Lane, Mayfair, London W1K 7AG
Tel: 02074 098391