

2 THE LEYS, CHERINGTON, Nr SHIPSTON ON STOUR

SECCOMBES

ESTATE AGENTS



2 THE LEYS CHERINGTON NR SHIPSTON ON STOUR CV36 5HX

2 THE LEYS IS A SPACIOUS VICTORIAN COTTAGE WITH STUDIO ANNEXE OFFERING FLEXIBLE AND VERSATILE ACCOMMODATION SITUATED IN A PEACEFUL CONSERVATION COURTYARD ON THE EDGE OF THE COTSWOLDS

COTTAGE Entrance Hall, Living Room, Kitchen, Two Double Bedrooms, Family Bathroom. **ANNEXE/STUDIO** with spacious Studio/Double Bedroom and Ensuite Shower with Cloakroom, Garage with Utility area.

Energy efficient solar PV panels, benefitting from Govt Feed in Tariffs.

Private walled garden. Gravelled parking area.

The cottage and integrated annexe/studio were extensively renovated to a high standard by Master Builders, Pyments of Campden, in 2012.

Viewing: Secombes Estate Agents, Shipston on Stour
T: 01608 663788 E: shipston@seccombesea.co.uk



Cherington The attractive villages of Cherington and adjoining Stourton, are located in South Warwickshire on the edge of the Cotswold Hills, close to Oxfordshire and Gloucestershire borders with an excellent network of footpaths and bridleways. Within the combined villages is a parish church, new village hall and adjoining children's play area, refurbished public house, the renowned Cotswold Distillery with café and local Feldon Valley Golf Club.

The local towns of Shipston on Stour (5 miles), Chipping Norton (10 miles) and Moreton in Marsh (6 miles) 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 and Oxford. Junction 11 of the M40 Motorway is at Banbury (11 miles) and there are mainline rail stations at Moreton in Marsh and Banbury respectively. There are golf courses at Brailes, Tadmarton, Chipping Norton, Banbury and Stratford upon Avon.

2 The Leys is a charming extended Victorian cottage situated in an attractive conservation courtyard offering versatile, flexible, spacious and well-proportioned accommodation.

The cottage dates back to the 19th Century with features including a fine stone fireplace incorporating a wood burning stove, engineered oak flooring, exposed beams and timbers, together with benefiting from energy efficient electric heating with individual time controls, double and secondary glazing, together with hard wood and stone mullion windows.

In addition, the kitchen and bathrooms are well appointed.

The integral **annexe** with bright and sunny studio/bedroom 3 and ensuite shower, garage with utility area and cloakroom are approached separately off the entrance hall, giving versatility and flexibility to the accommodation.



Outside to the front is a gravelled parking area for two cars, and offering privacy to the back is an attractive enclosed walled courtyard garden. The accommodation briefly comprises:

Double hard wood doors lead into the **Entrance Hall** with part Victorian blue brick pavers and part ceramic tiled floor with **Cloakroom** with w.c.

Living Room with fine stone fireplace and mantel shaft incorporating wood-burning stove, engineered oak floor, exposed beams and timbers, stairs to first floor.

Kitchen is well appointed with bespoke pine fitted kitchen incorporating glazed China sink unit and drainer, built-in electric oven with ceramic hob over and extractor hood above, fitted base units with wood work top over, space for dishwasher, built in wall units, built-in fridge/freezer.

Stairs rise, with understairs cupboard, to the first floor

Landing with tank cupboard with Megaflo eco hot water cylinder with immersion heater.

Bedroom One double aspect with exposed beam, original high vaulted Victorian ceiling and stone mullion window with leaded lights, large hardwood window.

Bedroom Two with stone mullion window with leaded light lights, access to roof space.

Family Bathroom part tiled with bath with shower and shower screen over, wc, wash hand basin, heated towel rail, ceramic tile floor.



From the entrance hall pine door to the **annexe** with stairs rising up to **Bedroom Three / Studio** quadruple aspect with balustrade and exposed oak boarded floor. **Ensuite Shower Room** with shower cubicle, wc, wash hand basin, heated towel rail.

The large **Integral Single Garage with Utility Area** which is approached from the entrance hall is spacious with power, light and water connected and plumbing for a washing machine, ample electrical sockets.

Outside to the front is a gravelled **Car Parking Area** for two cars leading to the front door.

From the entrance hall glazed door leads to the attractive **Walled Courtyard** offering privacy about 24' 6"/7.46m deep x 13' 8" inches/ 4.11m wide retains the original brick cobbling, south and east facing with side walkway to the front.

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 D.

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. Electric immersion heater for central heating and hot water.



Solar PV Panels benefitting from Govt Feed in Tariffs, situated on south facing annexe roof with inverter unit in the loft space.

Energy Performance Certificate

Being re-assessed.

Access It is understood there are full vehicular and pedestrian rights of access over the driveway to the property together with shared maintenance liabilities.

Directions

Postcode CV36 5HX

From Shipston on Stour take the A3400 south for Long Compton and Oxford. After about three miles, take the third turning left by a gate lodge for Cherington and Stourton. Continue into the village passing Steels Lane and Berrills Lane on the right. About a further 50 yards after Berrills Lane the turning up to 2 The Leys is on the right.

What Three Words /// apprehend.pitching.wooden


IMPORTANT NOTICE

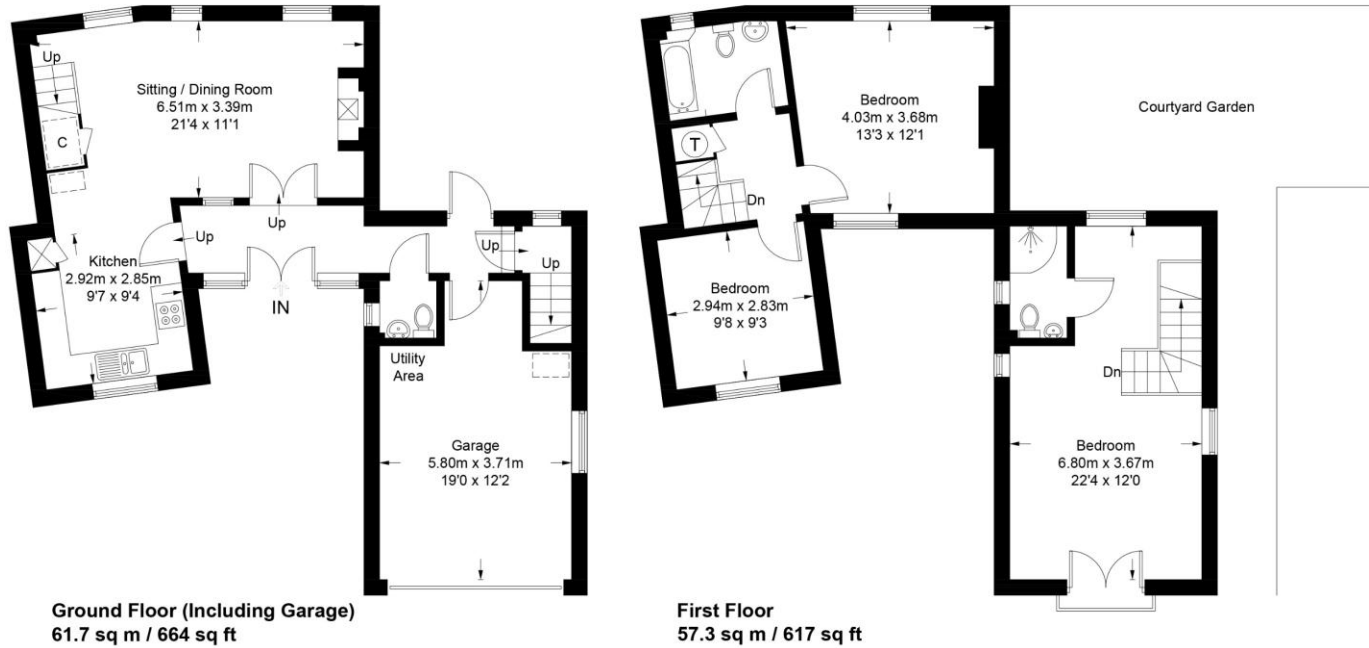
These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have 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.

MFF/S3258/F005/17.04.2025

FLOOR PLANS



 = Reduced headroom below 1.5m / 5'0



Approximate Gross Internal Area = 119.0 sq m / 1281 sq ft
(Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1256521)



T: 01608 663788

10 Market Place, Shipston on Stour,
Warwickshire CV36 4AG
shipston@seccombesea.co.uk

SECCOMBES

ESTATE AGENTS

www.seccombesestateagents.co.uk