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

- Three double bedroom detached home
- Extended kitchn/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

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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.

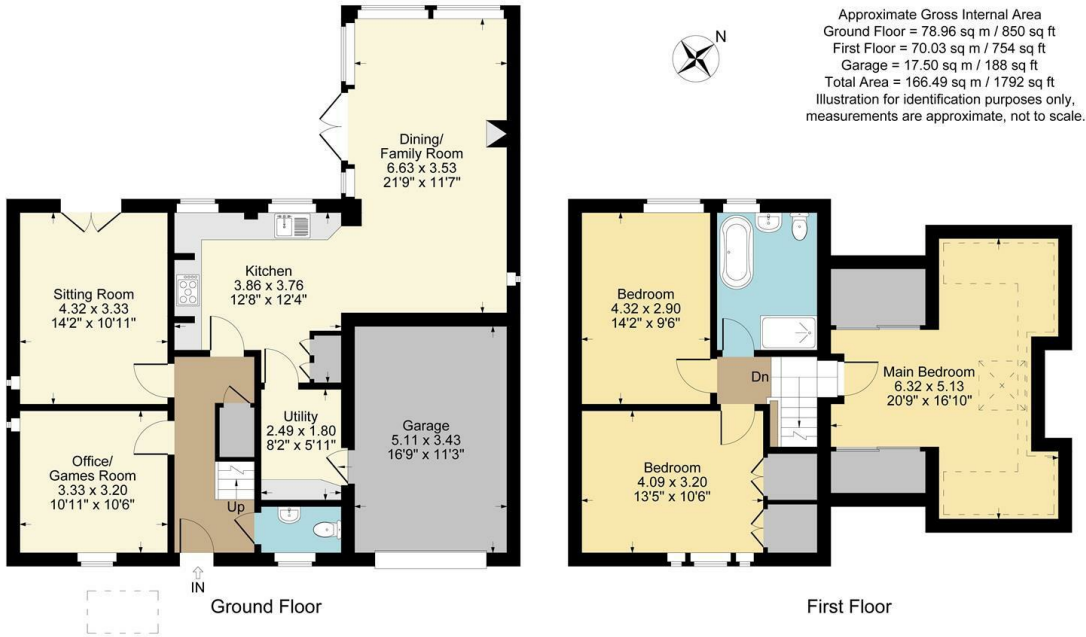
VIEWING: By Prior Appointment with the selling agent.

IF YOU CAN'T STAND THE HEAT
Chocolat

SMEG

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

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