



HOLMANS
— ESTATE AGENTS —

Bank Cottage, Great Wolford, Shipston-on-Stour, Warwickshire, CV36 5NQ

Guide Price £695,000, Freehold

Property Description

Positioned to enjoy outstanding views over countryside to the rear on an expansive 1/6th of an acre plot, this substantially extended mid-Victorian four bedroom semi-detached rural retreat is located in this pretty Cotswold village and is strongly recommended for internal inspection.

The property combines the innate character and charm of a period home with all the contemporary refinements of modern day living and energy efficiency after a programme of extensive renovation in 2019-2021.

Set back over 100 feet from the road up a gravelled drive, the property has attractively landscaped gardens and off-street parking for at least five vehicles.

Bank Cottage has an air source heat pump with piped underfloor heating to the whole of the ground floor with limestone and oak flooring. There are eleven solar panels, four at the back and seven at the front and insulation is further enhanced with sealed unit double glazing predominantly within brushed slate grey aluminium frames.

There is a large homely living room with a featured original brick fireplace and woodburning stove. One of the main delights of the property is the open-plan stylishly fitted kitchen and dining room with tri-fold doors forming a picture window on to the rear garden with stunning open countryside. The ground floor also incorporates its own self-contained studio/annexe with a bedroom, bathroom and open-plan living/dining/ kitchen area and which can be used for a variety of purposes including holiday lettings.

Great Wolford is located midway between the Cotswold market towns of Chipping Norton and Moreton-in-Marsh with its famous treelined High Street and the all important railway station just a few minutes drive away, with links to Oxford and London Paddington.

Accommodation Comprises

Entrance Porch

Ceramic tiled floor. Outlook over front garden.

Living Room

(18' 0" x 12' 8") or (5.49m x 3.86m)

Original rustic brick fireplace, ceramic tiled hearth and built-in bookshelf to one recess. Chilli Penguin cast iron woodburning stove. Solid engineered oak flooring. Easterly facing aspect over front garden. Walk-in large understairs storage cupboard with oak door. Three wall-mounted light points with dimmers. Glazed door which allows natural light in from the rear, leading to full-width diner kitchen.

Diner Kitchen

(13' 1" x 11' 8") or (3.99m x 3.56m)

Limestone flooring. Tri-fold doors with particularly attractive westerly aspect over open countryside.

Dining Area

Built-in cupboard and shelves above. Three wall-mounted light points with dimmers, one wall mounted tv point. Room formed in open-plan L-shape with kitchen.

Kitchen

(11' 0" x 9' 5") or (3.35m x 2.87m)

Quartz work tops fitted to three sides with integrated drainer. 1 1/2 ceramic sink unit with chrome mixer tap above. Four plate electric hob. Integrated dishwasher. Two tone kitchen with white and navy blue colour scheme. One semi-circular corner cupboard, five base cupboards, two wall-mounted cupboards. Split-level double oven with integrated microwave below. Glazed door bringing in natural light leading to rear utility room.

Rear Utility Room

Matching quartz work tops. Ceramic butlers sink. Two wall-mounted cupboards and two base cupboards. Space and plumbing for automatic washer. Matching stone floor in to the kitchen. Glazed door with outlook over fields.

Ground Floor Cloakroom

Two piece suite in white. Close coupled low flush w.c., wall-mounted wash hand basin. Side window overlooking field.

Inner Hallway

Access to annexe/studio. Easy staircase rising to first floor.

Studio/Annexe

Formed in three sections with solid oak flooring. Exposed white washed timbers to the vaulted ceiling in the open-plan area and bedroom.

Studio Bedroom

(12' 2" x 9' 1") or (3.71m x 2.77m)

Double cupboard housing large hot water tank with electric boiler for air source heat pump.

Central Bathroom/W.C.

Close coupled low flush w.c. Panelled bath with glazed shower attachment and rain shower head. Integrated lighting. Wash hand basin set on to timber pedestal. Anti-condensation mirror with integral illumination.

Kitchen-Living room

(23' 8" x 13' 5") or (7.21m x 4.09m)

Open-plan. Matching white washed beams to the vaulted ceiling. Oak worktop and a split-level double oven and separate electric hob with externally ducted cooker hood above. Integrated dishwasher and space for washing machine. Five base cupboards and two matching wall-mounted cupboards. Two sets of picture windows to the front and sliding patio doors with easterly aspect looking down the driveway. Solid oak flooring. Central lighting strip and three wall-mounted light points with dimmers.

First Floor Landing Area

Velux skylight window. All renewed engineered oak doors. Access to loft space with loft ladder. Column vertical radiator.

Bathroom / WC

Four piece suite in white. Panelled bath with rain shower head above, glazed screen. Bidet. Close coupled low flush w.c. Wash hand basin set on to timber pedestal. Column radiator and built-in extractor. Part-tiled walls.

Front Bedroom 3

(11' 5" x 9' 10") or (3.48m x 3.00m)

Currently used as an office. Column radiator and additional wall-mounted electric radiator. Attractive outlook over front gardens. Two wall-mounted light points. Highlighted roof timber.

Rear Bedroom 1

(12' 2" x 11' 8") or (3.71m x 3.56m)

Superb westerly outlook over open countryside and gardens. Column radiator. Two wall-mounted bedside lights, tv point.

Rear Bedroom 2

(13' 6" x 10' 5") or (4.11m x 3.18m)

Column radiator. Two wall-mounted lights. Excellent views over countryside. Second access to loft space. Built-in overstairs linen cupboard.

Outside

Rear Garden

(35' 0" x 55' 0") or (10.67m x 16.76m)

Lower level lawn area with limestone patio (matching kitchen diner flooring) immediately adjacent to the property, overlooking open countryside. Raised stone flagged patio with boundary to the field perfect for alfresco dining. Four boxed wooden raised beds for vegetables. Small wildlife pond. Gravelled area immediately adjacent to the property with interwoven birch hedge and Grant Aerona 3 inverter driven air heat source pump. Outside water butts and outside tap. Purpose built wall shed for PV controls and 5kw Huawei battery.

Front Garden

(120' 0" x 40' 0") or (36.58m x 12.19m)

Lawn immediately adjacent to the front of the property. Outside water tap. Gravelled seating area. Timber cabin approximately 15 ft x 12ft. Two parking bays, one for two cars and one for three cars, bespoke timber panelling to the side the whole length of the driveway. Lower level lawn area with small wildlife pond. Triple high-level ash tree. Low raised garden beds to borders, trimmed with railway sleepers.



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Directions

From our Moreton-in-Marsh office, turn left and left again following the A44 towards Chipping Norton. Continue past the Fire Service College and taking the next turning on the left signposted Great Wolford. In the centre of the village turn right and the entrance to Bank Cottage is a few hundred yards along on the right hand side. There is a parking bay for three vehicles at the entrance to the cottage, please use one of these to park.



Ground Floor
118.6 sq m / 1277 sq ft

□ = Reduced headroom below 1.5m / 5'0"



First Floor
54.6 sq m / 588 sq ft

Approximate Gross Internal Area = 173.2 sq m / 1865 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1323019)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(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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HOLMANS
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