



3-4 Front Street

ILMINGTON, SHIPSTON ON STOUR, SOUTH WARWICKSHIRE




3-4 Front Street

A CHARMING DOUBLE FRONTED MID TERRACE COTTAGE WITH ATTRACTIVE GARDEN

Shipston on Stour 4 miles • Chipping Campden 6 miles • Stratford upon Avon 8 miles, Moreton in Marsh 8 miles • Cheltenham 30 miles (all distances and times are approximate))


 2  3  2

 Moreton in Marsh - from 92 minutes to London Paddington; Banbury – from 57 minutes to London Marylebone; Stratford upon Avon – from 46 minutes to Birmingham Moor Street



 M40 (Junction 15)

 Brailes, Stratford upon Avon, Tadmarton, Broadway and Welford on Avon

 National Hunt racing at Cheltenham, Stratford upon Avon, Warwick and Worcester; hunting locally with Warwickshire and North Cotswold Hunts

 Ilmington C of E Primary School, Kitebrook Preparatory School, Kingham Hill School, Stratford Grammar Schools, Shipston High School and Chipping Campden School

 Royal Shakespeare Company's theatres, Stratford upon Avon; Chipping Norton Theatre, and Everyman Theatre, Cheltenham

  Shakespeare Birthplace Trust, Hidcote Manor, Kiftgate Court Gardens, Sezincote, Batsford Arboretum, Chastleton House, Snowhill Manor and Blenheim Palace

 Bannatyne Health Club & Spa Wildmoor, Macdonald Alveston Manor Spa, Daylesford Organic Farm Shop & Bamford Haybarn Spa, Dormy House Hotel & Spa, Soho Farmhouse and Heythrop Park

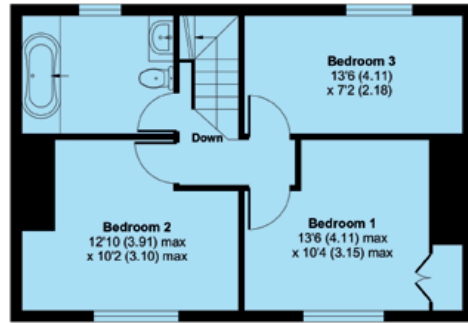


3-4 FRONT STREET

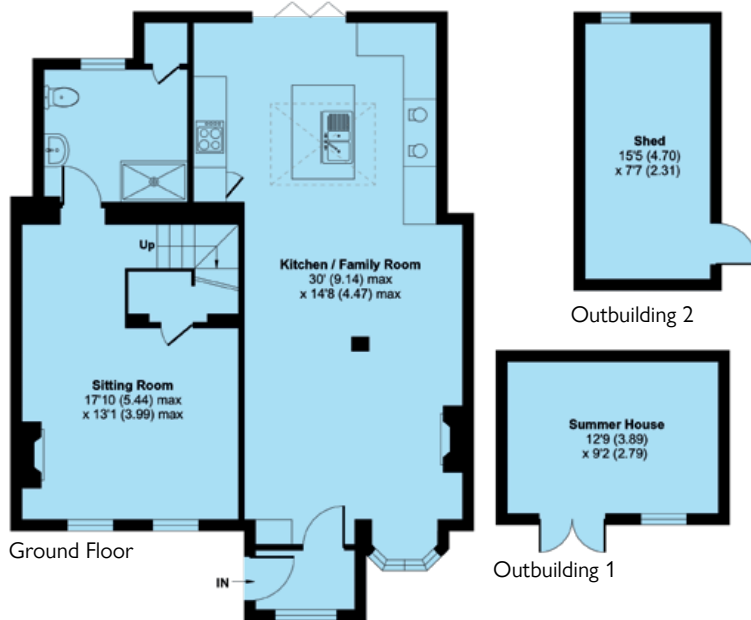
Approximate Gross Internal Area = 1263 sq ft / 117 sq m

Outbuilding = 234 sq ft / 22 sq m

Total = 1497 sq ft / 139 sq m



First Floor



Ground Floor

Illustration for identification purposes only. Not to scale.



SITUATION

3-4 Front Street is situated in the heart of the village of Ilmington, a popular and sought after village on the northern edge of the Cotswolds Area of Outstanding Natural Beauty, close to the borders of South Warwickshire and Gloucestershire. Ilmington boasts a well regarded primary school (OFSTED rating Outstanding), a church, village hall and a lively community which runs an excellent village shop and café. There are also two village inns including The Howard Arms noted for its cuisine. The village lies between the historic market towns of Chipping Campden and Shipston on Stour both of which have been voted as top places to live by The Sunday Times and which offer further amenities. The larger centres of Stratford upon Avon, Cheltenham and Oxford are all within an hour's drive and offer a more extensive choice of shopping and cultural facilities and an excellent choice of state, private and grammar schools. Ilmington is surrounded by lovely open countryside with an abundance of bridal and footpaths.

THE PROPERTY

3-4 Front Street is a charming double fronted period cottage built of local Hornton stone under a mainly slate tiled roof with timber painted casement windows. The property has over the years been skilfully extended and improved to provide deceptively spacious accommodation over two floors totalling approximately 1263 sq ft.

The property is entered via an enclosed porch with exposed stone walls leading into the extensive open plan kitchen/family room with engineered oak flooring, which incorporates a charming sitting area with log burning stove, exposed ceiling timbers and bay window, a dining area and a well equipped high end kitchen. The hand painted kitchen incorporates extensive cupboards and drawers with sycamore work surfaces, a recessed AGA and a good range of appliances. The central island incorporates a sink and breakfast bar with polished granite work surfaces. There is a large roof lantern allowing light to flood in and bi fold doors to the terrace and rear garden. The kitchen/dining room also leads through to the charming sitting room with a beamed ceiling, open fireplace and large study area.

Beyond the sitting room is a useful shower/laundry room with porcelain tiled flooring and part panelled walls. A dog leg staircase with storage cupboard beneath leads to the first floor landing giving access to the attractive bedroom and bathroom accommodation. There are three double bedrooms and a luxurious family bathroom. The bedrooms on the front of the cottage enjoy attractive village views. The bathroom incorporates a large slipper bath on a raised plinth, porcelain tiled flooring and part panelled walls with a window overlooking the rear garden.

To the rear of the property is an attractive, sizeable enclosed garden with a pleasant aspect. There is extensive terracing adjacent to the cottage which is ideal for outside dining with steps down to lawns and a central pathway lined with box hedging leading to a vegetable patch, a timber summer house, a timber shed for storage and a seating area.

IMPORTANT NOTICE

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Details prepared and photography taken: August 2020



GENERAL INFORMATION

Agent's Note

Neighbouring Lantern Cottage has the Right of Way across the back of the property, and 3-4 Front Street has the Right of Way across the back of Frog Cottage and 2 Front Street.

Local Authority

Stratford on Avon District Council. Telephone: 01789 267575. Council Tax Band: D

Services

Mains electricity, water and drainage are connected. Oil fired central heating. Telephone line subject to BT transfer regulations.

Tenure

Freehold.

Energy Performance Certificate

Rating: C. A full copy of the report is available from the agent.

Directions CV36 4QP

From Chipping Campden take the right hand turning into Cider Mill Lane and then turn left opposite the Parish Church into Station Road. Turn left signposted to Ebrington and the bear left signposted to Ilmington. Continue straight over at the crossroads following the road into Ilmington. On entering the village pass the green on the right hand side, continue past the Manor House, The Red Lion public house and a few properties. 3-4 Front Street can then be found on the left hand side in the middle of a row of cottages, just before the bend, and can be identified by a Pritchard & Company sale board.

Viewing

Strictly by prior accompanied appointment, please, with Pritchard & Company.



Pritchard & Company

Alsot Arms, Alsot Estate, Atherstone Hill
Atherstone on Stour, Stratford upon Avon, Warwickshire
CV37 8NF

Telephone: 01608 801030

Email: sales@pritchardandcompany.co.uk

Website: www.pritchardandcompany.co.uk