



Cherrywood House  
Ilmington Road | Blackwell | Warwickshire | CV36 4PG

# STEP INSIDE

## Cherrywood House

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Cherrywood House is a spacious modern four bedroom detached family house with a large garden situated in the heart of the popular village of Blackwell overlooking the village green. The current owners have renovated the property to an extremely high standard providing a stylish contemporary family home in a semi-rural setting. The accommodation briefly comprises: Entrance Hall, Sitting Room with feature fireplace and inset wood-burner, Dining Room, Kitchen/Breakfast Room, Utility Room, Ground floor Family Room/Study and Cloakroom. On the first floor there is a Master Bedroom with En-Suite Bathroom, Three Further Bedrooms and a Family Bathroom. To the front of the property there is a block paved driveway providing Off Road Parking for several vehicles whilst the rear garden is of particular note extending to just over a third of an acre and being mainly laid to lawn. Initially the garden is laid to a paved patio area leading onto lawn with steps to a timber summerhouse. The garden continues past the summerhouse and opens out into grassed paddock area which is fenced and has a timber workshop and greenhouse. The paddock area itself overlooks open countryside and is an unexpected bonus for someone who wants a modern family home with a larger than average garden suitable for a variety of uses.

Internal inspection of this well-presented and generous family home located in a popular Warwickshire village with its large garden is highly recommended.









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### Directions

From Moreton in Marsh head north on the Fosse Way (A429) for several miles. Turn left signposted Blackwell, on entering the village the road bears right quite sharply, continue straight on at this junction. At the next crossroads continue straight over and then left at the next T-junction. Cherrywood House can be found a short distance along on the right hand side opposite the village green.

### Location

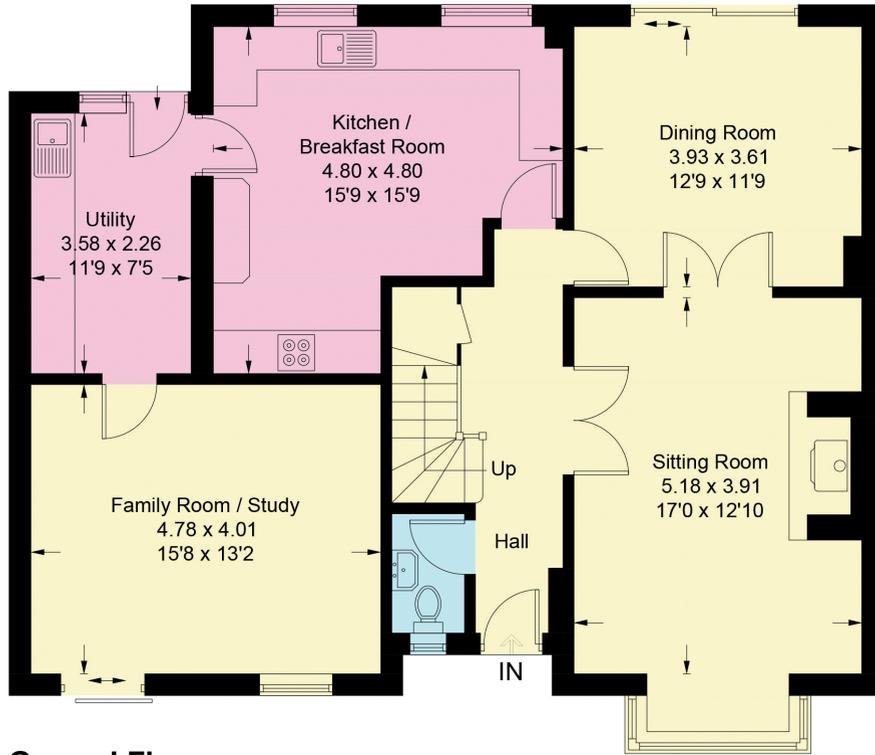
Blackwell is a picturesque village on the northern edge of the Cotswolds with a fascinating local history. The nearby town of Shipston on Stour has excellent amenities and there is a mainline station to London 7 miles away in Moreton in Marsh. Stratford on Avon with its theatres and restaurants is just over 9 miles away and Birmingham City and International Airport are within an hours travelling distance. In Blackwell the village hall hosts a range of regular activities including dance and art classes, in addition to holding special events for the villagers and wider community. Previous occasions include a Midsummer Beer Festival, with live music and a range of local craft beers.



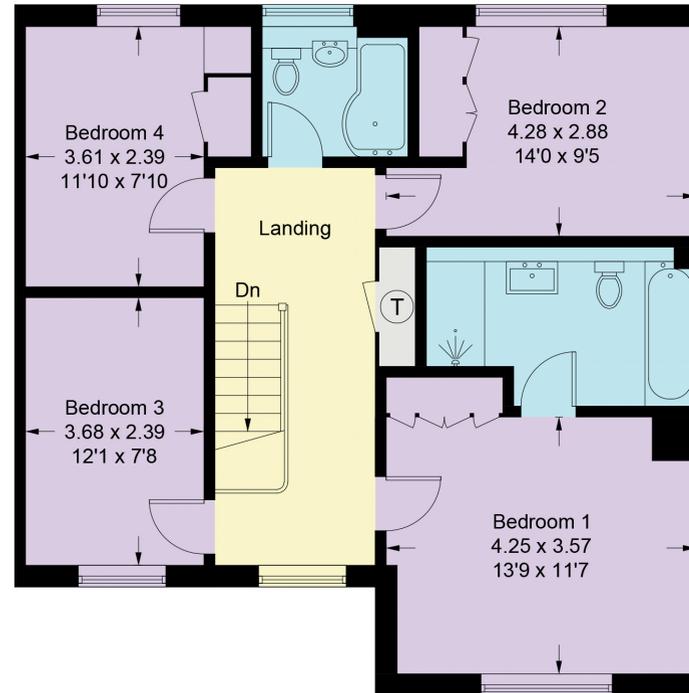


# Cherrywood House

Approximate Gross Internal Area = 174.6 sq m / 1879 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. (ID614957)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		60	72
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2020 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 3889306. Registered Office: Harrison & Hardie Limited, High Street, Bourton on the Water, Cheltenham, Gloucestershire GL54 2AN. Printed 02.03.2020





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