

Peter Clarke

IN ASSOCIATION WITH

Winkworth



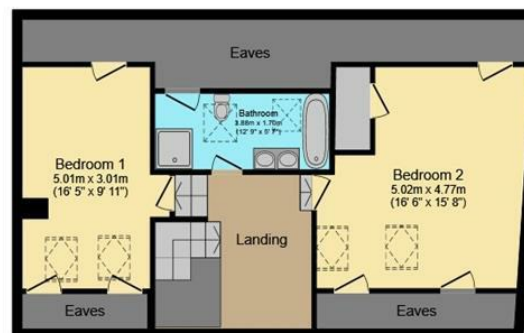
2 Gables Court, Tredington Road, Blackwell, Shipston-On-Stour, CV36 4PE

2 Gables Court, Blackwell



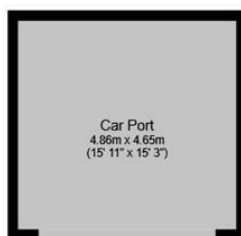
Ground Floor

Floor area 77.1 sq.m. (830 sq.ft.)



First Floor

Floor area 57.7 sq.m. (622 sq.ft.)



Outbuilding

Floor area 0.0 sq.m. (0 sq.ft.)

Total floor area: 134.9 sq.m. (1,452 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

- A low profile listing not to be missed.
- Character features including vaulted ceilings, exposed beams and stone walls.
- Idyllic village location on the edge of the Cotswolds
- Car barn and further courtyard parking.
- Delightful walled garden
- Sitting room with woodburner
- Open plan kitchen/dining/living room
- Study for home working



£550,000

Nestled in the charming village of Blackwell, on the edge of the picturesque Cotswolds, this delightful two double bedroom stone cottage offers a perfect blend character and convenience. The cottage boasts a beautifully maintained walled garden, with a car barn just beyond with further courtyard parking. Further benefits include a dual aspect kitchen/dining room, cosy sitting room with wood burner and a study to work from home within.

BLACKWELL

is a quietly situated village away from main roads and through traffic, set in the rolling countryside of South Warwickshire which is closely bordered by the Cotswold Hills of Gloucestershire and the Avon Valley. Known for its pretty lanes, it contains an attractive mix of country properties with a village green. The village is well served by the nearby old market town of Shipston on Stour (1 mile) while all the other main centres of the area are within easy reach with Stratford upon Avon 8 miles, Warwick 15 miles, Leamington Spa 17 miles, Banbury 17 miles and Birmingham 29 miles. There is a mainline rail service to London (76 minutes) from Moreton in Marsh (8 miles).

ACCOMMODATION

ENTRANCE HALL

Stairs to first floor.

KITCHEN/DINING AREA

dual aspect. A range of base, wall and drawer units with granite work surface, Belfast sink with mixer tap, integrated appliances including fridge/freezer, washing machine, dishwasher and Aga, Electric boiler, Karndean flooring.

SITTING ROOM

windows to front elevation, feature beams, brick built fireplace with wood burning stove and stone hearth. Karndean flooring.

CLOAKROOM

wc and wash hand basin, Karndean flooring.

STUDY/BEDROOM 3

feature beam and Karndean flooring.

FIRST FLOOR LANDING

BEDROOM ONE

eaves storage to both sides, velux windows and feature beams.

BEDROOM TWO

airing cupboard with hot water tank, eaves storage to both sides, velux window.

BATHROOM

steps up to roll top bath with shower attachment, enclosed shower cubicle, two sinks, low level wc and velux windows.

OUTSIDE

A delightful walled rear garden with a mix of paved pathways, patios, laid to lawn with a mix of established shrubs and plants.







DOUBLE CARPORT

with overhead storage and log store.

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 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 F.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.



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Multi-award winning offices
serving South Warwickshire & North Cotswolds

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