



Peter Clarke

Prospect Cottage Cherington, Shipston-on-Stour, Warwickshire, CV36 5HS



- Cotswold Stone Property
- Dating Back to 17th Century
- Original Character Features
- Five Bedrooms
- Large Dining Hall
- Sitting Room with Inglenook Fireplace
- Kitchen/Breakfast Room
- Double Garage & Driveway
- Beautiful Gardens & Countryside Views
- Sought After Location



Offers Over £850,000

A superb five bedroom Cotswold stone character property which we understand dates back to the 17th century. Prospect Cottage is situated on a quiet village lane opposite the Parish Church with farm land to the side. The property still benefits from many of the original features including flagstone flooring, inglenook fireplace, exposed timbers, elm ledge and brace doors. Beautiful gardens to the front and rear. Potential to extend subject to planning permission. Viewing is highly recommended to appreciate the accommodation on offer. NO ONWARD CHAIN

#### ACCOMMODATION

The entrance hall has a cloakroom and a door leading through to the dining hall which has flagstone flooring, stairs leading to the first floor and a storage cupboard. The sitting room is dual aspect with window seats, original beams and an Inglenook fireplace with stone hearth and feature shelving to either side. The fitted kitchen has a range of base, wall and drawer units with work surfaces over, electric free standing cooker and doors leading to the rear garden. Steps lead up to the utility room which also has ample storage, space and plumbing for appliances and an exposed stone wall. A door leads through to the double garage which has power, light and separate up and over doors. To the first floor there is a main bedroom which has an en-suite shower room and separate wc, two further bedrooms and a bathroom. To the second floor there is a good sized landing and two further bedrooms. To the front of the property there is a driveway providing off road parking, a small fore garden and a gate leading to the beautiful well stocked rear garden.

#### GENERAL INFORMATION

**TENURE** The property is understood to be freehold although we have not seen evidence. 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. Oil fired central heating.

**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 Stratford on Avon District Council and is understood to lie in Band G

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

**VIEWING:** By Prior Appointment with the Selling Agents.

REGULATED BY RICS



## Cherington, CV36 5HS

Total Approx. Floor Area 210.20 Sq.M. (2262 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.







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