



HAYMAN-JOYCE

# THATCH COTTAGE

ILMINGTON  
SHIPSTON-ON-STOUR  
WARWICKSHIRE  
CV36 4LF

QUINTESSENTIAL GRADE II  
LISTED DETACHED THATCHED  
COTTAGE, IN A POPULAR NORTH  
COTSWOLD VILLAGE.

## SITUATION

Ilmington is a pretty village which lies within the Cotswold National Landscape

It is a charming village with a primary school, church, sports and recreation ground, two public houses and a community-run shop and café

Popular Vegetable Matters farm shop and cafe at Ebrington (4 miles)

Close by are the market towns of Shipston-on-Stour (4 miles) and Chipping Campden (5.5), as well as Stratford-upon-Avon (8) for High Street shopping, theatre and horse racing

The Members' Club, Soho Farmhouse, is about 20 miles away  
Train services from Moreton-in-Marsh (8 miles) to London Paddington from 92 minutes and from Banbury (23) to Marylebone from 55 minutes, and London and Birmingham by road via M40 (J11 and J15)

Guide Price £850,000

HAYMAN-JOYCE

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Gloucestershire  
GL56 0AX  
01608 651188  
[moreton@haymanjoyce.co.uk](mailto:moreton@haymanjoyce.co.uk)



## THE PROPERTY

- Pretty thatched Grade II Listed cottage, originally two cottages, beautifully positioned overlooking the idyllic village upper green in the centre of the village, which lies in the Cotswold National Landscape (previously AONB) further complemented by well-tended and landscaped cottage gardens and off-street parking
- The cottage has been extended by the current owner to a high standard and has a wealth of original period features
- The hall has stairs rising to the first floor with understairs cupboard, part-exposed stone walls, and a modern downstairs cloakroom with concealed wc and wash-hand basin
- Impressive sitting/dining room, with an impressive inglenook stone fireplace with oak beam over, original bread oven and a contemporary wood burner, a hand-built display unit with open glass shelving, fitted base cupboards and central housing for TV and audio equipment, exposed ceiling beams and views over the cottage gardens, with a single French door opening to the terrace
- The kitchen/breakfast room has a good selection of traditional wall and base units, laminated work surfaces and stainless-steel sink unit, as well as space for cooker, fridge and freezer. There is also the original inglenook recess, where the range would have been located, with a large oak beam and open bread oven. There is also ample space for a breakfast table and chairs
- Utility with space and plumbing for washing machine and tumble dryer, wall-mounted "Grant" oil boiler and a selection of fitted cupboards and open shelving, and door to outside, as well as an additional downstairs cloakroom
- Access to the first floor is by a staircase designed and built by the present owner
- Two spacious double bedrooms, both with built-in wardrobes
- Single third bedroom/study
- All bedrooms are serviced by the refurbished family bathroom with panelled bath with rain-shower over, concealed wc and wash-hand basin
- If this is a lettings investment, we would recommend a lettings guide price in the region of £2,250 pcm

## OUTSIDE

- The stunning south-west facing garden has been fully landscaped, with a private terrace part-surrounded by stone walling with integrated lighting, and steps up to the manicured lawned area and pergola with an additional paved seating area under, and interspersed with an abundance of mature trees, plants and shrubs. There is also a wooden garden room, a stone-built open potting shed and wooden-built garden storage and two log-stores. A gated side access leads to the gravelled parking area
- At the front of the cottage is a lawned area with mature shrubs and climbing plants
- To the side of the cottage is a gravelled parking area for two vehicles, for which the vendor pays a peppercorn rent of £1 on an annual basis, as agreed with Ilmington Parish Council

## DIRECTIONS

- Turn off the A429 about 6 miles north of Moreton-in-Marsh and follow the signs to Ilmington
- In the village turn left into Front Street and just after the war memorial turn right into Frog Lane
- The property will be found on the left
- what3words: cabinets.outsmart.moderated

## SERVICES

- Mains water, electricity and drainage are connected
- Oil fired central heating
- Average broadband speeds advertised within this postcode are up to 60.6 Mbps if provider is BT

## OUTGOINGS

- Council tax – band F
- Tax payable for 2024/25 - £3,280.85

## TENURE & POSSESSION

- Freehold with vacant possession on completion

## VIEWING

- Strictly by prior appointment with the sole selling agents:

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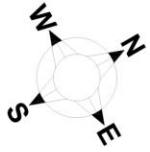


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## IMPORTANT NOTICE


1. Although we have used our best endeavours to ensure that everything in these particulars is correct no description or information should be relied on as a statement or representation of fact. All measurements, areas or distances are given as a guide only and should not be relied on as fact.
2. We have no authority to make any representations and all information is given entirely without responsibility on our and the vendors behalf.
3. Photographs are taken in good faith, but only show certain parts of the property. Unless otherwise stated photographs were taken at the time of, or since, the property's initial marketing.
4. Where reference is made to planning permissions or existing or potential uses, such information is given in good faith, but we cannot confirm that necessary consents exist or are valid. There may be legal restrictions on the property of which we are unaware.
5. We are unable to comment on the state of repair of the property, nor can we confirm that any services, equipment, facilities or appliances are in satisfactory working order.
6. Council tax bandings given are the current assessments. If improvements have been carried out to the property since April 1993, this banding may be reviewed.

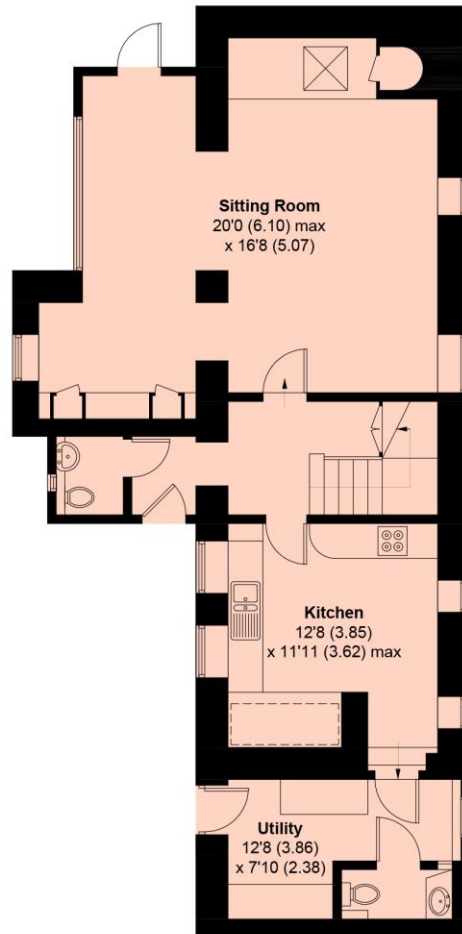




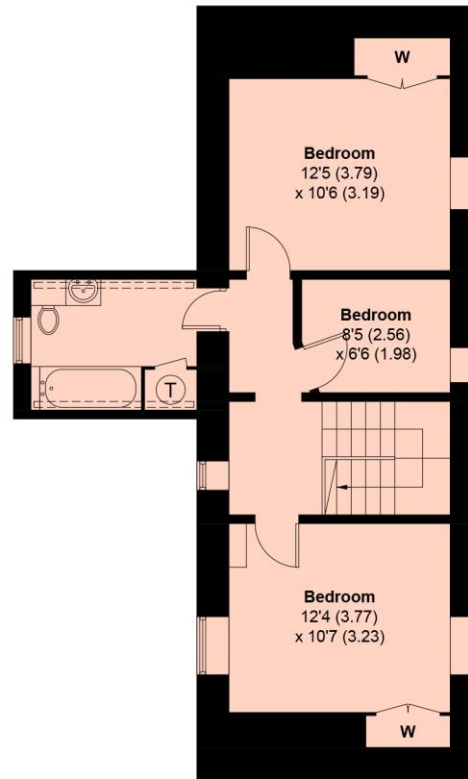
# Thatch Cottage, Ilmington, Shipston-on-Stour, CV36 4LG

Approximate Area = 130.6 sq m / 1406 sq ft  
Garden Room / Workshop = 3.9 sq m / 42 sq ft  
Total = 134.5 sq m / 1448 sq ft  
For identification only - Not to Scale

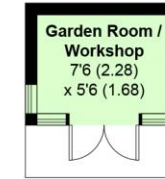
 = Reduced headroom below 1.5m / 5'0"



GROUND FLOOR



FIRST FLOOR



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

**HAYMAN-JOYCE**