



HAYMAN-JOYCE

# STONECROFT

STEELS LANE  
CHERINGTON  
SHIPSTON-ON-STOUR  
WARWICKSHIRE  
CV36 5HL

RARELY AVAILABLE MODERNISED  
DETACHED BUNGALOW,  
BEAUTIFULLY LOCATED ON A  
'NO-THROUGH' LANE IN THIS  
SOUGHT AFTER VILLAGE.

## SITUATION

Cherington is a pretty south Warwickshire village located close to the Oxfordshire and Gloucestershire borders and is contiguous with the village of Stourton

Within the combined villages is a village hall, parish church, public house 'The Cherington', and the renowned Cotswolds Distillery

The village is in easy reach of the larger towns of Shipston-on-Stour (3 miles), Moreton-in-Marsh (7) and Chipping Norton (8) where there are a wider range of facilities

The Members' Club, Soho Farmhouse, is about 13.5 miles

Other larger centres within easy reach include Banbury, Oxford and Stratford-upon-Avon

Train services to London from Moreton-in-Marsh, the fastest reaching Paddington from 92 minutes

Guide Price £475,000  
No Chain

HAYMAN-JOYCE

High Street, Moreton-in-Marsh  
Gloucestershire  
GL56 0AX  
01608 651188  
[moreton@haymanjoyce.co.uk](mailto:moreton@haymanjoyce.co.uk)



## THE PROPERTY

- Spacious and rarely available two bedroom detached bungalow, beautifully situated in the sought-after village of Cherington on a no-through lane, occupying an overall generous plot with an attractive block-paved driveway
- There is full planning permission to convert the loft area into two further bedrooms and a bathroom, if required
- The good-size hall has a cupboard, and connects to the majority of the living accommodation, with two reception rooms and two double bedrooms, one with built-in wardrobe
- The sitting room enjoys a dual aspect with wall lighting and the original fireplace incorporating an electric fire
- The dining room also has a fireplace and connects to the kitchen
- The refitted kitchen offers a good selection of base units, with a built-in Beko electric oven, separate hob and extractor hood, space and plumbing for washing machine or dishwasher and granite work surfaces with inset stainless steel sink
- Leading off the kitchen, through the rear external door, is a useful utility cupboard with space and plumbing for a washing machine or dishwasher, and a tumble dryer wall vent
- The family bathroom comprises of a panelled bath with rain-shower over, floating sink unit and low-level wc
- EPC Band E
- If this is a lettings investment, we would recommend a lettings guide price in the region of £1,500 pcm

## OUTSIDE

- The pretty rear garden is mainly laid to paving and is interspersed with planting beds. There is an attractive stone-built arched feature and oil tank, the whole being enclosed by high stone walling and panelled fencing
- To one side of the property, the garden is laid to lawn with a block-paved driveway for several vehicles
- There is additional off-street parking in front of the attached single garage

## DIRECTIONS

- From Long Compton follow the A3400 for approx. 2.5 miles and just after the turning on the left to Little Wolford, turn right signposted 'Cherington 134' for approx. 3.5 miles
- On reaching the village continue through eventually turning right into 'Steels Lane'
- Stonecroft is the first property on the left
- what3words: backpacks.brick.hosts

## OUTGOINGS

- Council tax – band E; Tax payable for 2025/26 - £2,860.69

## SERVICES

- Mains water, electricity and drainage are connected
- Oil fired central heating
- Although no broadband is connected, average broadband speeds advertised within this postcode are up to 25.3 Mbps if provider is BT

## TENURE & POSSESSION

- Freehold with vacant possession on completion

## VIEWING

- Strictly by prior appointment with the sole selling agents:

H A Y M A N - J O Y C E  
01608 651188

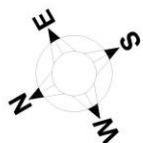


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## IMPORTANT NOTICE

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.





## Stonecroft, Steels Lane, Cherington, CV36 5HL

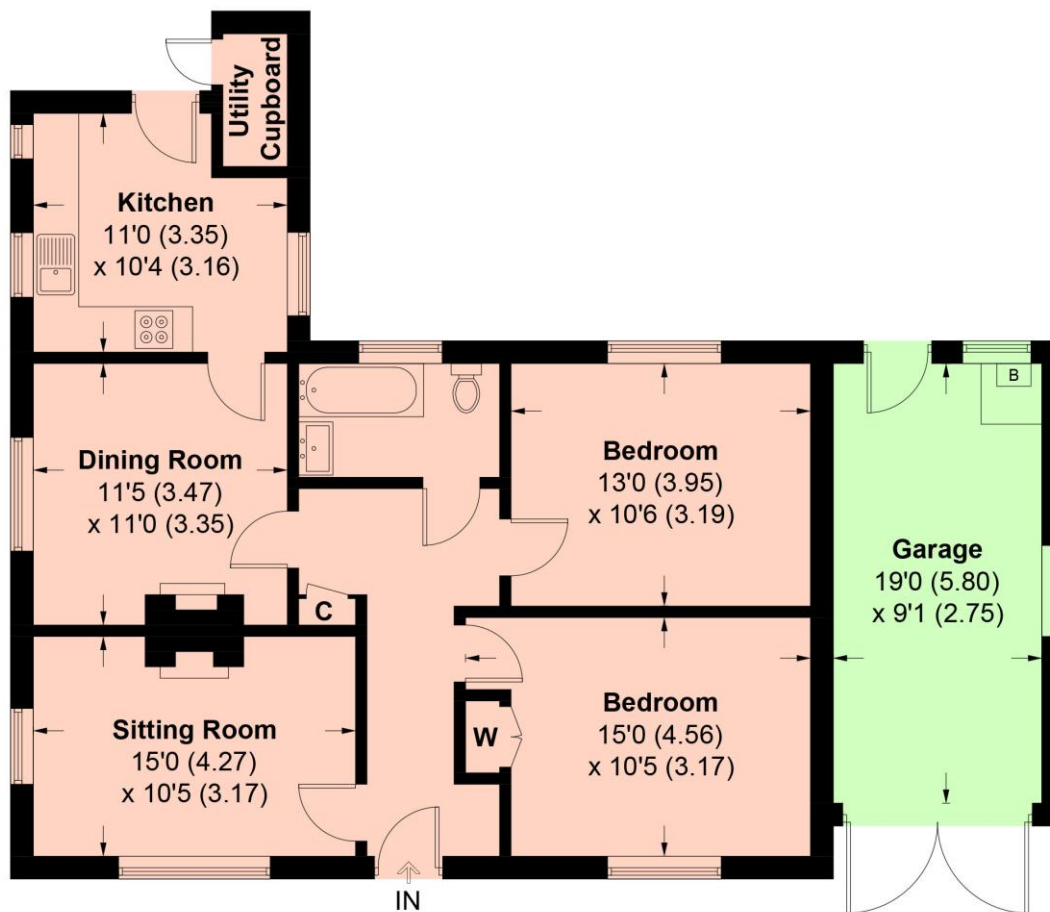
Approximate Area = 77.1 sq m / 830 sq ft

Garage = 16.5 sq m / 178 sq ft

Outbuilding = 1.5 sq m / 16 sq ft

Total = 95.1 sq m / 1024 sq ft

For identification only - Not to Scale



**GROUND FLOOR**

**HAYMAN-JOYCE**

M O R E T O N - I N - M A R S H • M A Y F A I R

h a y m a n j o y c e . c o . u k