



HAYMAN-JOYCE

IVY HOUSE
STOURTON
SHIPSTON-ON-STOUR
WARWICKSHIRE
CV36 5HG

FABULOUS DETACHED STONE
BUILT PERIOD PROPERTY HAVING
BEEN EXTENDED IN RECENT
YEARS, SITUATED IN A
DELIGHTFUL VILLAGE WITH
A PUBLIC HOUSE.

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 award-winning Daylesford Farm Shop, including the exclusive 'The Club by Bamford', is about 9 miles.

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 £685,000
No Chain

HAYMAN - JOYCE

High Street, Moreton-in-Marsh
Gloucestershire
GL56 0AX
01608 651188
moreton@haymanjoyce.co.uk



THE PROPERTY

- Highly attractive stone-built detached cottage, beautifully situated in the well-regarded village of Stourton, with private gardens, off-street parking and a detached stone-built outbuilding offering a number of uses
- The overall accommodation is over three floors and was extended in 2004. The whole property is double-glazed throughout and offers a good standard of finish
- The enclosed entrance porch leads to the spacious dual-aspect sitting room, offering a wealth of period features, such as an inglenook corner fireplace incorporating a cast-iron wood burner, with stone mantel and tiled hearth, as well as an abundance of vertical and horizontal oak beams, attractive wall lights and integrated window seats
- Open to the sitting room, is the superbly presented dining room, which is generous in size, having attractive wall lights and plenty of space for a large dining table and chairs
- The kitchen offers a good selection of oak-built wall and base units, wooden work surfaces, counter-top ceramic sink, recesses for cooker and dishwasher, fully tiled walls, ceramic tiled flooring and lovely views of the rear garden
- The adjoining utility has several fitted base cupboards, laminated work surfaces with inset stainless-steel sink, traditional pulley clothes airer, floor-mounted oil-fired boiler and door to the landscaped rear garden
- Off the inner hall, with stairs to the first floor, is the modern shower room, comprising an enclosed shower cubicle with mains-operated shower, pedestal wash-hand basin, low-level wc, and wood laminate effect vinyl flooring
- The uPVC wood-effect Victorian conservatory has power, light, heating and double doors opening to the enclosed rear garden
- On the first floor, the principal bedroom is particularly impressive, with exposed ceiling beams and exposed oak flooring, with the added benefit of a walk-in wardrobe area, with fitted hanging rails, exposed oak flooring and roof lights, with potential to be converted into an adjoining en-suite bathroom, subject to the usual consents
- The second double bedroom, also has the benefit of an abundance of ceiling beams
- Stylish family bathroom, consisting of an attractive roll-top bath, enclosed shower with mains-operated shower over, pedestal wash-hand basin and low-level wc
- On the second floor, the third bedroom has the wonderful feature of an exposed vertical and horizontal A-frame, with an exposed stone-built gable-end, a dual aspect, and fitted rooflights

OUTSIDE

- The rear garden is enclosed with a raised section of lawn, gated side access, small rockery, plastic oil tank, with the whole garden offering a good level of seclusion
- The front garden is mainly laid to block-paving, providing off-street parking for two vehicles, with a tiered section of planting beds and well. In addition is a substantial stone-built outbuilding, in need of renovation, and providing several uses, subject to the usual consents

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 'Stourton 2 miles'
- On reaching the village of Cherington continue through to Stourton and where the road bears to the left turn right signposted Hook Norton / Ascott / Whichford
- Ivy House will be found on the right as you approach the area of green after a short distance
- what3words: flap.bulge.punctual

SERVICES

- Mains water, electricity and drainage are connected
- Oil fired central heating
- Average broadband speeds advertised within this postcode are up to 54.3 Mbps if provider is BT
- EPC Band D

OUTGOINGS

- Council tax – band F
- Tax payable for 2026/27 - £3,535.85

TENURE & POSSESSION

- Freehold with vacant possession on completion

DECLARATION OF INTEREST

- To comply with the requirements of the Estate Agents Act 1979 an employee of Hayman-Joyce is the vendor

VIEWING

- Strictly by prior appointment with the sole selling agents:

HAYMAN - JOYCE
01608 651188

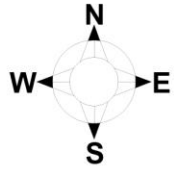


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IMPORTANT NOTICE

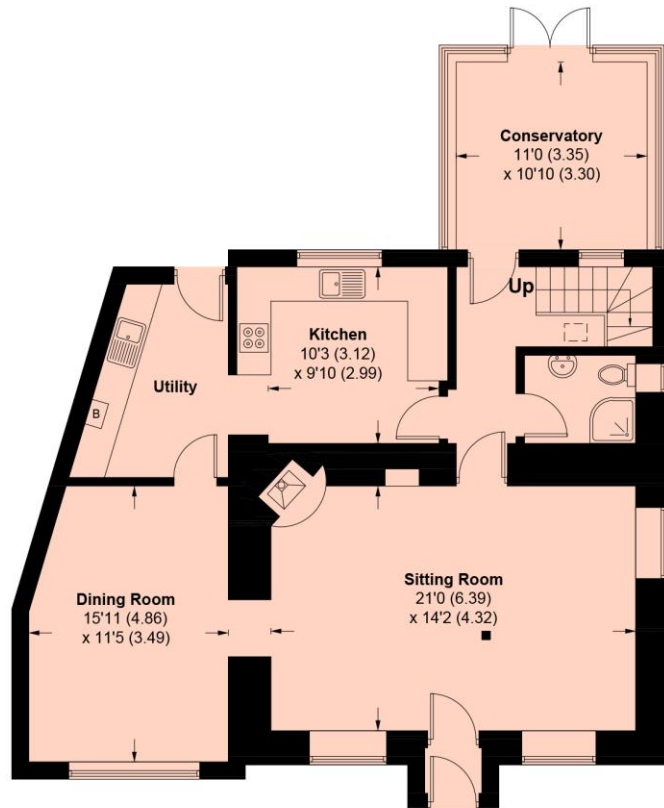
1. Although we have used our best endeavours to ensure that everything in these particulars is correct no description or information should be relied on as a statement or representation of fact. All measurements, areas or distances are given as a guide only and should not be relied on as fact.
2. We 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.



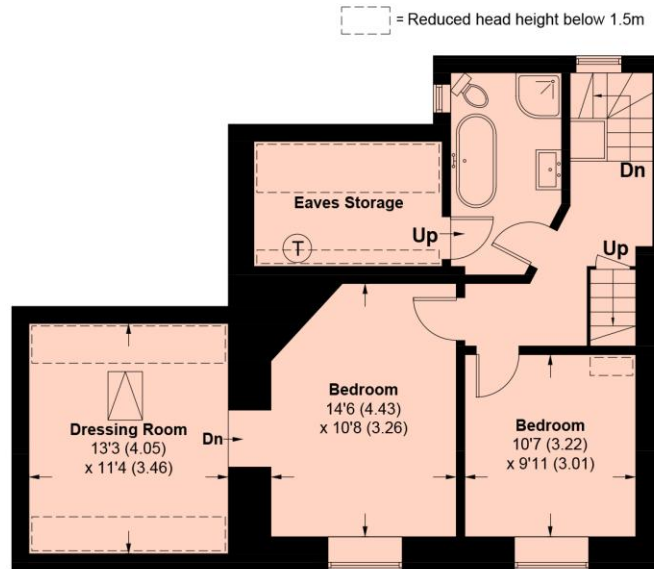


Ivy House, Stourton, Shipston-on-Stour, CV36 5HG

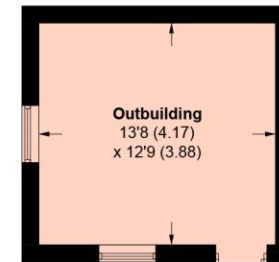
Approximate Area = 185.8 sq m / 2000 sq ft
Outbuilding = 16.3 sq m / 175 sq ft
Total = 202.1 sq m / 2175 sq ft
For identification only - Not to Scale



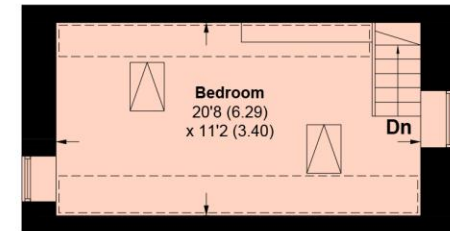
GROUND FLOOR



FIRST FLOOR



(Not Shown In Actual Location / Orientation)



SECOND 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