



HAYMAN-JOYCE

SHOEMAKERS COTTAGE

HONINGTON
SHIPSTON-ON-STOUR
WARWICKSHIRE
CV36 5AA

STUNNING GRADE II LISTED
FAMILY HOME, IN APPROX.
1.16 ACRES, SITUATED IN AN
IDYLIC SETTING

SITUATION

Honington is a picturesque village of about 60 properties including Honington Hall a fine Manor House of the Caroline period and All Saints Church, set in the rolling countryside of south Warwickshire just north of Gloucestershire and Oxfordshire, in a Conservation Area

The village is approached from the A3400 via a beautiful five arched 17th century bridge over the River Stour

There are shops for everyday needs in Shipston-on-Stour, approximately 1.5 miles, where there are also schools

The larger centres of Stratford-upon-Avon and Banbury are within 12 miles

Exclusive Soho Farmhouse is about 18 miles away Daylesford Organics is 14 miles away

Regular train services to London and Oxford from Banbury reaching London Marylebone from 56 minutes and Moreton-in-Marsh reaching London Paddington from 92 minutes

Guide Price £1,500,000

HAYMAN - JOYCE

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





THE PROPERTY

- Elegant and substantial Grade II listed period family home, originally built in the late 17th Century during the Stuart period, with later additions, well situated on the edge of the sought-after semi-rural village of Honington, overlooking the village green, opposite the gated entrance to Honington Hall
- The property was originally two Yeomans cottages, which eventually evolved to become the village cobblers and post office, and then the property you see today, a large detached period residence
- The property has been meticulously maintained and sympathetically updated by the current owners to an extremely high standard, offering the wonderful blend of history, whilst offering a home perfectly suited to modern family living, with bright and airy accommodation over three floors measuring 4,168 sq.ft. in total, including the attached glasshouse
- The beautifully-presented reception hall offers an abundance of period features, such as the original flagstone flooring, vertical and horizontal oak beams, original window seat and an imposing inglenook fireplace incorporating a cast-iron wood burner
- The adjoining dual-aspect drawing room is particularly inviting, with an attractive central oak beam, inglenook stone-built fireplace with an inner chimney breast/open fire, window seat and stone mullion windows, with views over the rear garden and village green
- The kitchen/breakfast room is very much the "hub" of the house, offering an excellent range of contemporary wall and base units, including a number of built-in appliances, such as a Bosch stainless steel double oven and separate halogen four-ring hob, Miele dishwasher, Bosch fridge and an oil-fired Aga double oven, as well as wooden work surfaces, an inset one and a half stainless steel sink and a useful fitted pantry cupboard. French doors open to the terrace
- A separate utility/boot room is particularly well-appointed with a good range of floor-to-ceiling storage cupboards, as well as wall and base cupboards incorporating a fitted Belfast sink and laminated work surfaces. There are also recesses and plumbing for various appliances, such as washing machine, tumble dryer and upright fridge-freezer. A door gives external access to the large terrace and surrounding gardens
- Connecting to the utility room, is the large downstairs cloakroom with a pedestal wash-hand basin, low-level wc, half-tongue and groove panelled walls and ceramic tiled flooring
- The formal dining room is particularly generous in size and has double doors opening from the kitchen/breakfast room

- Leading off the reception hall, is the separate study, which enjoys a pretty dual-aspect and offers a number of alternative uses
- On the first floor, the spacious galleried landing has a built-in cupboard, and is flooded with natural light
- The dual aspect principal bedroom measures approximately 19' x 15' and has two double built-in wardrobes, a separate cupboard, and a large en-suite bathroom comprising of a panelled bath, separate shower cubicle with mains-operated shower over, a vanity wash-hand basin and a low-level wc
- The dual aspect second double bedroom also has two double built-in wardrobes, and an en-suite shower room, with an enclosed shower cubicle, pedestal wash-hand basin and low-level wc
- The family bathroom services the remaining double dual aspect bedroom three on the first floor and the second floor double bedroom
- On the second floor the double bedroom is accessible through the study area/landing with two built-in cupboards, providing the ideal environment for a home office
- The bedroom offers a good range of wardrobe cupboards, with the exposed A-frame offering an abundance of period features, as well as access to a loft space, offering great potential to be converted into a large en-suite bathroom, subject to the usual consents
- EPC Band F

OUTSIDE

- Particularly impressive, are the overall grounds, measuring approximately 1.16 acres in total, backing onto open farmland and the neighbouring Warwickshire countryside
- The immediate gardens to the house, are predominantly laid to lawn, with a large terrace to the rear of the property, with a vast expanse of lawn beyond, interspersed by a number of large planting beds and established mature trees. There is also a wooden shed, summerhouse and a high-quality glasshouse siding onto the utility/boot room
- Adjoining the formal lawned gardens, is an attractive open orchard, with a pretty wooded area and an additional section of lawn, which could easily be transformed into a wild meadow, if you so wished
- There is also the added benefit of a gated right of way over the neighbouring driveway, with a responsibility for shared maintenance of such with the owners of Last Cottage
- To the front of the property, approached through electric wooden gates, is a large gravelled driveway for several vehicles, leading to the twin oak-built parking barn with log store having power and light

DIRECTIONS

- From the centre of Shipston-on-Stour turn left onto Church Street (A3400)
- Half a mile after leaving Shipston-on-Stour turn right signposted 'Honington'
- On reaching Honington, Shoemakers Cottage will be found on the right opposite the village green
- what3words: voltages.interacts.brilliant

SERVICES

- Main water, electricity and drainage are connected
- Oil fired central heating
- Electric under floor heating in the kitchen and utility room
- Average broadband speeds advertised within this postcode are up to 50.5 Mbps if the provider is BT

OUTGOINGS

- Council tax – currently band G
- Tax payable for 2026/27 - £3,994.58

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

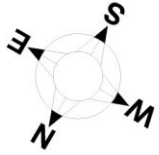


MIM250129 / 625041

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.





Shoemakers Cottage, Honington, CV36 5AA

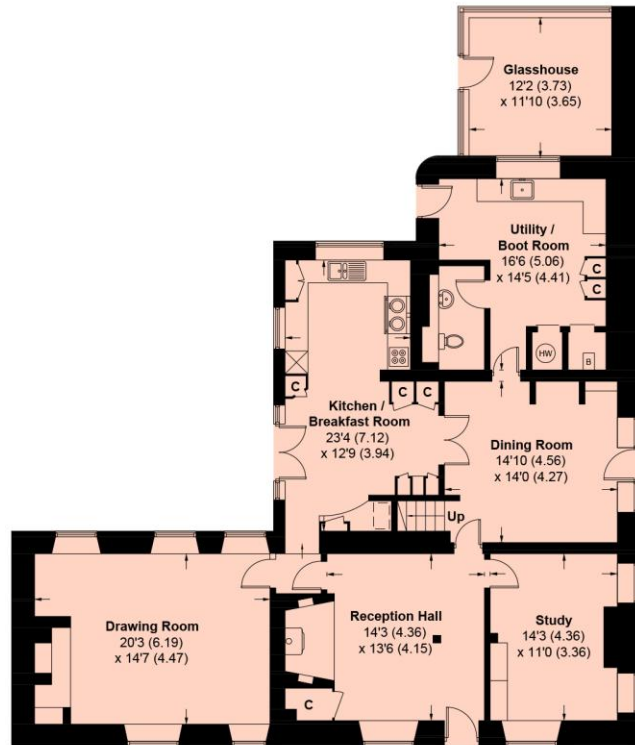
Approximate Area = 341 sq m / 3671 sq ft

(Including Storage)

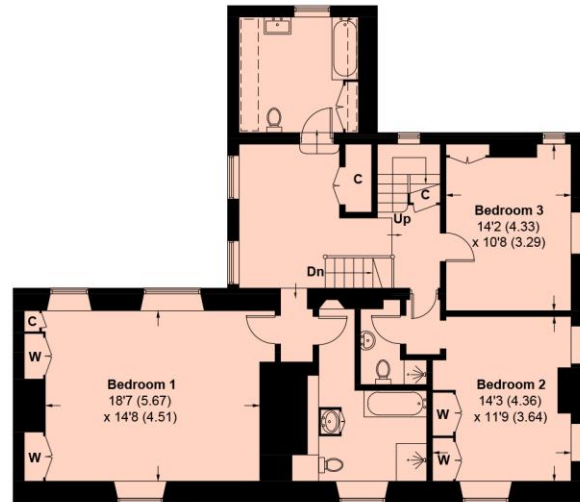
Outbuilding / Glasshouse = 46 sq m / 496 sq ft

Total = 387 sq m / 4168 sq ft

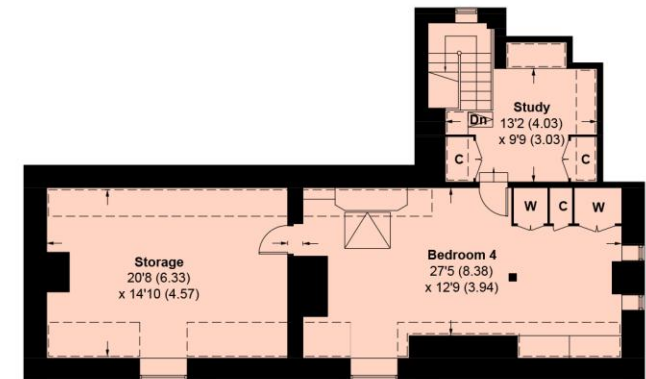
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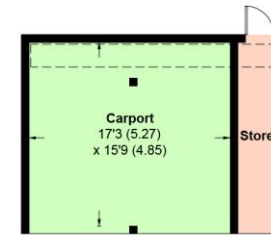
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



OUTBUILDING

(Not Shown In Actual Location / Orientation)

☐ = Reduced head height below 1.5m

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