



HAYMAN-JOYCE

COTSWOLD CLOSE

ADMINGTON
SHIPSTON-ON-STOUR
WARWICKSHIRE
CV36 4JN

STUNNING COTTAGE WITH A
BEAUTIFUL COUNTRY GARDEN,
SITUATED IN A QUAIN'T
WARWICKSHIRE VILLAGE.

SITUATION

Admington is a small attractive village in South Warwickshire, on the fringe of the Cotswolds and within sight of the Gloucestershire border. It neighbours the Cotswold village of Ilmington, named the Sunday Times' best place to live in the Midlands, and seventh in the whole of the UK, in 2025, and is within easy reach of the historic towns of Shipston-on-Stour, Stratford-upon-Avon, Chipping Campden, Moreton-in-Marsh and Broadway, placing the very best of Cotswold and Shakespeare Country on the door step.

It retains a peaceful rural character, centred on traditional cottages and surrounding farmland.

While the village itself has limited facilities, everyday amenities, shops, and healthcare are available in all nearby towns.

Schooling is well served locally, with well-respected grammar and secondary schools in the catchment area, including King Edward VI Grammar (Stratford-upon-Avon) and Stratford Girls Grammar School, Shipston High Street, Chipping Campden School, as well as Stratford Preparatory School.

Admington also has historic interest, with links to older manor estates and a long-established agricultural heritage that still shapes its landscape today.

Good train station with services to London Paddington from Moreton-in-Marsh (11 miles).

Guide Price £850,000

HAYMAN - JOYCE

High Street, Moreton-in-Marsh
Gloucestershire
GL56 0AX
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THE PROPERTY

- A truly stunning detached cottage, originally built in red brick in the 19th Century with later additions in and around the 1950's and as recent as 2015
- The entrance hall is generous in size, with exposed engineered-oak flooring throughout and an attractive wooden staircase to the first floor, with a large understairs storage cupboard, tall coat cupboard and the original pantry
- The contemporary fitted kitchen is the showpiece of the cottage, with the kitchen extension creating a flood of natural light, with a floating post and cantilevered roof, so that the whole aperture of the room is opened up by bi-folding glazed doors, leaving no obstruction between the room and the garden for the ultimate indoor-outdoor living, with an abundance of space for a central island, dining table and chairs and large sofa, if required
- The family kitchen offers a stylish finish throughout, with a range of highly contemporary wall and floor units, including an attractive central island incorporating a breakfast bar and large storage drawers, as well as wooden surfaces and a ceramic counter-top sink. There is also a recess for a double oven, fridge-freezer and space and plumbing for a dishwasher
- Off the kitchen is the rear lobby, with attractive Victorian-style tiled flooring and two separate storage cupboards, housing space and plumbing for a washing machine, fitted immersion tank and the floor-mounted oil boiler
- Open to the family room, is the spacious sitting room, with the original brick-built fireplace incorporating a recently installed contemporary cast-iron wood burner and a quarry tiled hearth, oak wooden flooring, exposed painted ceiling beams, attractive wall lights and the original gable-end stained glass windows
- Across the hall, is an additional reception room, currently used as a fourth double bedroom, with fitted bespoke plantation shutters, oak wooden flooring and an impressive range of handmade bespoke floor to ceiling wardrobe cupboards and matching bedside tables, both with Matilda Goad cherry bamboo handles
- Adjacent to the bedroom is the bathroom, offering a modern suite consisting of a panelled bath with shower over, mono-bloc floating sink, low-level wc, decorative tiled flooring and part-mosaic tiled walls
- To the first floor, there are three double bedrooms, all with exposed painted wooden floors, and two with ceiling beams
- The principal bedroom is generous in size, and has an excellent range of handmade bespoke drawers and bedside tables with handcrafted oak handles and integrated laundry baskets
- All three bedrooms are serviced by the first floor bathroom, with roll-top free-standing bath and separate shower cubicle with a rainfall showerhead

OUTSIDE

- The secluded wraparound garden offers an oasis of calm, with a plethora of plantings and trees, with numerous David Austin roses, Hidcote lavender and Sarah Raven bulbs. There are two sections of lawn, interspersed by a small brook running through the middle of the garden, with an idyllic ornamental pond, gravelled terrace and wooden pergola with large and spectacular wisteria vines

- To the rear of the garden, hidden behind extensive shrubbery, lies an adaptable area, ready to be shaped into extended lawn, new planting beds, or a quiet garden retreat, leading to the contemporary wooden shuttered garden shed with power and light. Connected to the garden shed, currently used as an outdoor gym, is an additional space with bi-folding doors, power and light, ideal as a home office/studio, if required
- The west-facing front gardens are predominantly laid to lawn, with attractive swirling box hedging to the immediate front of the cottage, with a gravelled path leading to the gravelled driveway for several vehicles, with an excellent external lighting system and a top of the range car charger installed

DIRECTIONS

- From Moreton-in-Marsh take the A429 (Fosse Way) north and after approx. 6.5 miles turn left signposted Ilmington
- After 2 miles turn left at the T junction onto Armscote Road then right at the next T junction and follow the Stratford Road for approximately 1 mile taking the left-hand turning sign posted Admington
- Take the next right turn signposted Admington and proceed for approximately ¾ mile before turning left into the village where the property will be found after a ¼ mile on the left
- what3words: magazines.slave.guard

SERVICES

- Main water, electricity and drainage are connected
- Oil fired central heating
- Internet download connection speeds up to 687.40 Mb/s
- EPC Band E

OUTGOINGS

- Council tax – currently band G
- Tax payable for 2026/27 - £4,130.03

TENURE & POSSESSION

- Freehold with vacant possession on completion

VIEWING

- Strictly by prior appointment with the sole selling agents:

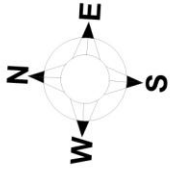
H A Y M A N - J O Y C E
01608 651188

MIM260336 / 626042

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.





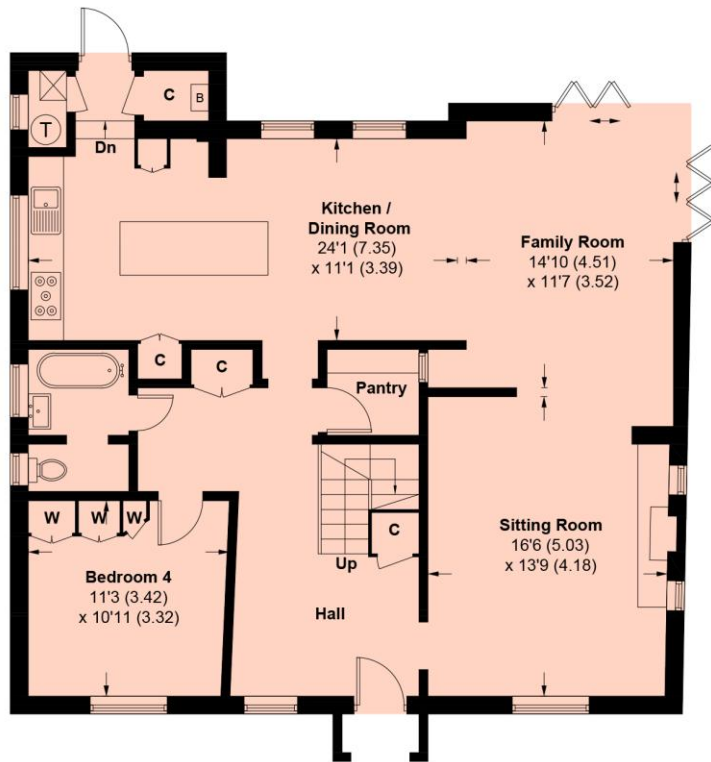
Cotswold Close, Admington, Shipston-on-Stour, CV36 4JN

Approximate Area = 173.1 sq m / 1863 sq ft

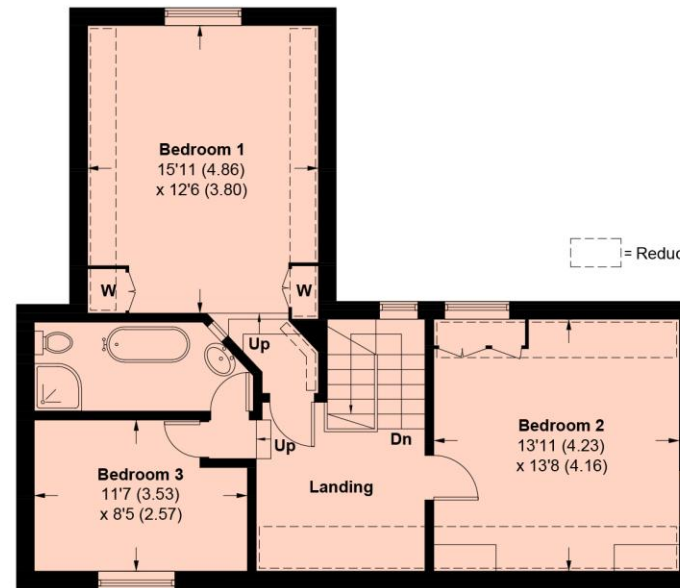
Outbuilding = 22.5 sq m / 242 sq ft

Total = 195.6 sq m / 2105 sq ft

For identification only - Not to Scale

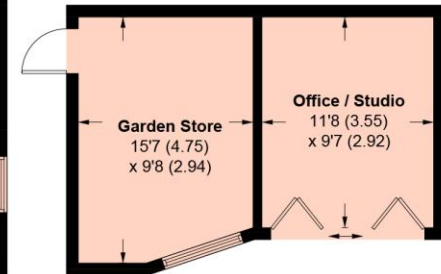


GROUND FLOOR



FIRST FLOOR

= Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)

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

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