



HARRISON
Sales &
Lettings
HARDEN

Cherington, CV36 5HX

In Excess of £325,000



A characterful stone cottage is now available in the picturesque village of Cherington. With lots of charm and character, situated in a picturesque village.

With part of the property dating back to the 1700's this quaint end of terrace cottage boasts an abundance of charm. Set over two levels, you enter the property into the living/dining room with stone fireplace and log burner, window seats, shutters and understairs cupboard. From here there is a kitchen with wooden worktops and access to a small courtyard. On the first floor there are two bedrooms (one single with window seat and one double) and a bathroom. The principle double bedroom is on the top floor.

To the front of the property is a walled garden which has an array of plants, and designed with a pebble and paved area. The property benefits from a driveway for one car, bin store, single garage with electric door and power, and to the rear of the garage is another courtyard area.

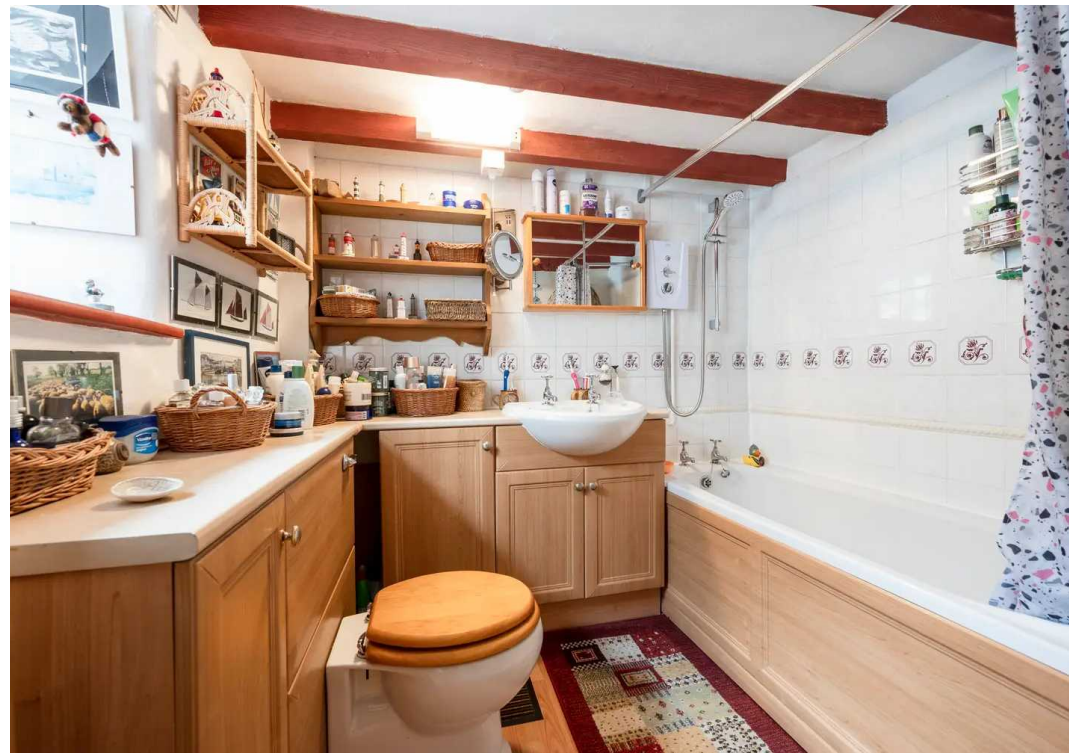
EPC Rating: G

Council Tax Band: C

Tenure: Freehold



The village of Cherington sits on the northern tip of the Cotswold hills, 5 miles outside the historic market town of Shipston on Stour and within easy travelling Stratford upon Avon (15 miles), Banbury (11 miles) and Moreton in Marsh (7 miles), which offer a variety of shopping, recreational and leisure facilities. The train station at Moreton in Marsh provides a direct line between Worcester and London Paddington (via Oxford), and the Shipston Link offers a regular bus service to Shipston, Banbury and Chipping Norton. Cherington falls within the priority catchment area for Brailes C of E Primary School, and Shipston High School for secondary education.



Leys Cottage, Cherington, CV36 5HX
 Main House Approx. Gross Internal Area:- 81.16 sq.m. 874 sq.ft.
 Garage Approx. Gross Area:- 13.83 sq.m. 149 sq.ft.
 Total Approx. Gross Area:- 94.99 sq.m. 1023 sq.ft.



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □□ Denotes restricted head height
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