



HARRISON
Sales &
Lettings
HARDY

Westways, Cherington
Shipston-On-Stour

Guide Price £500,000



An opportunity to acquire a beautifully refurbished period cottage with additional detached two storey coach house which has been granted a Lawful Development Certificate - within this picturesque village.

Dating back to 1723 the cottage has been sympathetically extended and refurbished to a very high standard by the current owner. The accommodation briefly comprises: Stylish and thoughtfully designed kitchen/dining room with granite worktops, induction hob and built in appliances; utility room, wc, sitting room with inglenook fireplace and bay window to the front. The ground floor benefits from underfloor heating throughout. Upstairs there is an en-suite double bedroom on each floor both with built in wardrobes. Outside there is a lawned garden to the front and a sunny courtyard garden to the side. Across the driveway there is a two storey detached Coach House which has been granted a Lawful Development Certificate - see details below. The Coach House currently has double garage doors to the front and a rear door leading to the patio and garden, the upper floor is open with fireplace and beams, and has views over the garden and countryside beyond. The Coach House has a large south westerly facing partially walled garden to the rear. Tenure: Freehold



Agents Note Lawful Development Certificate Details:

1. The development hereby permitted shall be carried out only in accordance with the details of development as shown on drawings:

Site Location Plan - 570 AR 300 001

Proposed Plans & Elevations - 570_AR_130_001

“Proposed external repairs and internal alterations to existing outbuilding (former coach house) to provide garage, workshop, hobby studio, games room, gym, shower room, and home office for use incidental to Westways.”

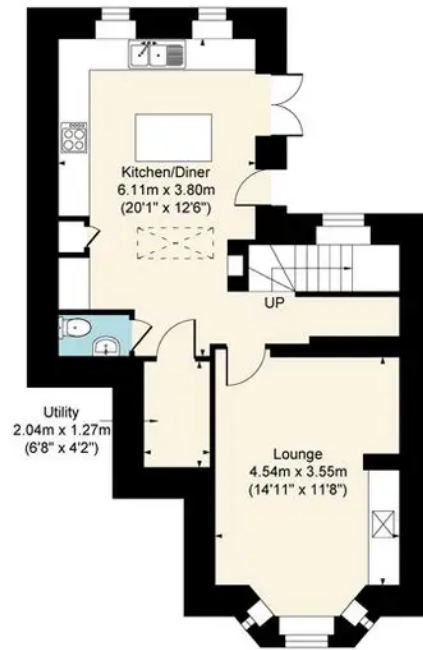


Westways, Cherington CV36 5HX

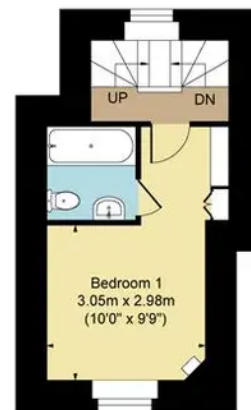
Main House Approx. Gross Internal Area:- 89.36 sq.m. 962 sq.ft.

Coach House Approx. Gross Area:- 60.03 sq.m. 646 sq.ft.

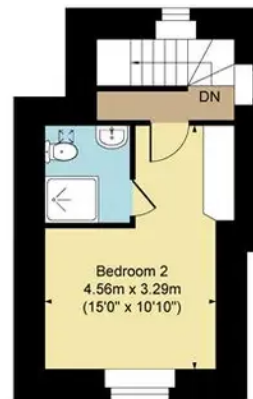
Total Approx. Gross Area:- 149.39 sq.m. 1608 sq.ft.



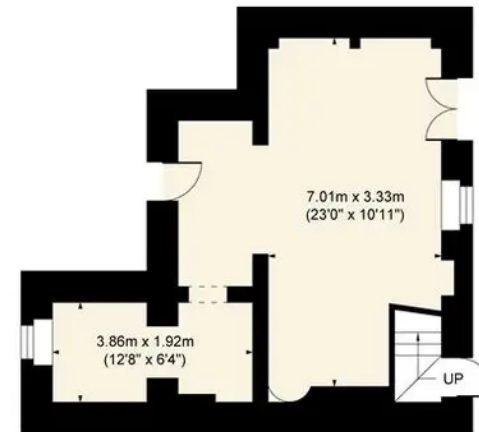
Ground Floor



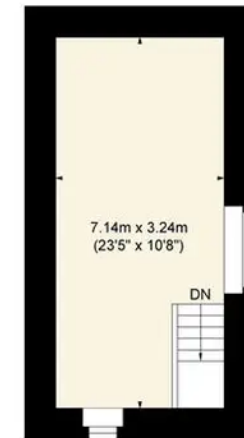
First Floor



Second Floor



Coach House Ground Floor



Coach House First Floor

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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