



ARMSCOTE

COLEBROOK
SECCOMBES

PROPERTY · SALES · LETTINGS · MANAGEMENT

**CLEAVERS COTTAGE
ARMSCOTE
WARWICKSHIRE
CV37 8DE**

1 mile from Newbold on Stour
3 miles to Shipston on Stour
7 miles to Stratford-upon-Avon
8.5 miles to Moreton in the Marsh

**A CHARMING DOUBLE FRONTED
TWO BEDROOM PERIOD COTTAGE
WITH MATURE SOUTH FACING
GARDEN AND GATED DRIVEWAY ON
THE EDGE OF THE COTSWOLD HILLS**

- Entrance Hall
- Kitchen Breakfast Room
- Living Room
- Two Double Bedrooms
- Bathroom
- South facing Garden
- Shed & Driveway
- EPC Rating D

**VIEWING STRICTLY BY APPOINTMENT
01926 640 498
sales@colebrookseccombes.co.uk**



Armscote lies on the Northern fringes of the Cotswold Hills, surrounded by attractive open countryside, offering a wide range of outdoor activities including: walking, cycling and riding.

This picturesque hamlet is home to the popular destination pub, The Fuzzy Duck, offering accommodation, restaurant, bar and garden. The nearby village of Newbold on Stour, offers a village stores, church and The White Hart Inn.

The larger towns of Shipston on Stour and Stratford-upon-Avon (3 and 7 miles respectively) offer a range of local shops, supermarkets, restaurants, health and education facilities. The mainline railway line to London Paddington is easily accessible, just over 8 miles to the South of Armscote along the Fosse Way.

Cleavers Cottage is located in the heart of this desirable village opposite The Fuzzy Duck. The property is understood to date back to the latter half of the 19th century. Set between two similar brick built cottages, it is understood the cottage has been within the same family ownership for over four decades and offers opportunities to update and improve. To the rear, the property enjoys a mature south facing garden with driveway and off street parking.

GROUND FLOOR

Entrance Hall with staircase rising to first floor, under stairs storage and window to front. **Living Room** double aspect to front and rear of the property including glazed door opening to south facing rear garden. Feature brick fireplace with log burning stove and range of fitted shelves to side. **Kitchen/Breakfast Room** with outlook and glazed door to rear garden. Rayburn central heating boiler and range cooker. Stainless steel single bowl double drainer sink and storage cupboard under. Built-in corner cupboard with range of fitted shelves and over worktop storage cupboard.

FIRST FLOOR

Landing with window to front and built-in airing cupboard with lagged hot water cylinder and shelving. **Bedroom One** outlook to the rear of the property, fitted with wardrobe cupboards

and storage over. **Bedroom Two** outlook to the rear of the property, fitted with wardrobe cupboards and attractive ornamental cast iron fireplace. **Bathroom** fitted with tongue & groove panelled bath, electric shower over with glazed shower screen. Close coupled WC, pedestal wash hand basin, obscured glazed window to front and tiled floor.

OUTSIDE

To the front of the property, a low-level brick wall with wrought iron pedestrian gate opens to a courtyard with electric light and access to front door. To the rear of the property a delightful south facing mature garden has a paved patio joining the Kitchen/Breakfast Room and Living Room doors. Steps lead up to a landscaped garden with lawns, flowerbeds, mature trees, shrubs, bushes and stepping stones, leading to paved parking area with a five bar gate returning to the street. Timber built storage shed with windows to front.



GENERAL INFORMATION

Tenure

Freehold with Vacant Possession.

Services

Mains water, drainage, gas and electricity are connected. Mains Gas fired central heating.

Ofcom Broadband availability: *Superfast*.

Ofcom Outdoor Mobile coverage Likely for: *O2, 3, EE, Vodaphone*.

Council Tax

Payable to Stratford District Council, Listed in Band B

Energy Performance Certificate

Current: 67 Potential: 88 Band: D

Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are excluded.

Material information:

No known property issues including: location, planned works on property, complex issues, rights or restrictions, rights of way or easements, risk of flood, planning permissions, property adaptations, neighbour issues, significant events.

Vendor lives overseas.

Directions

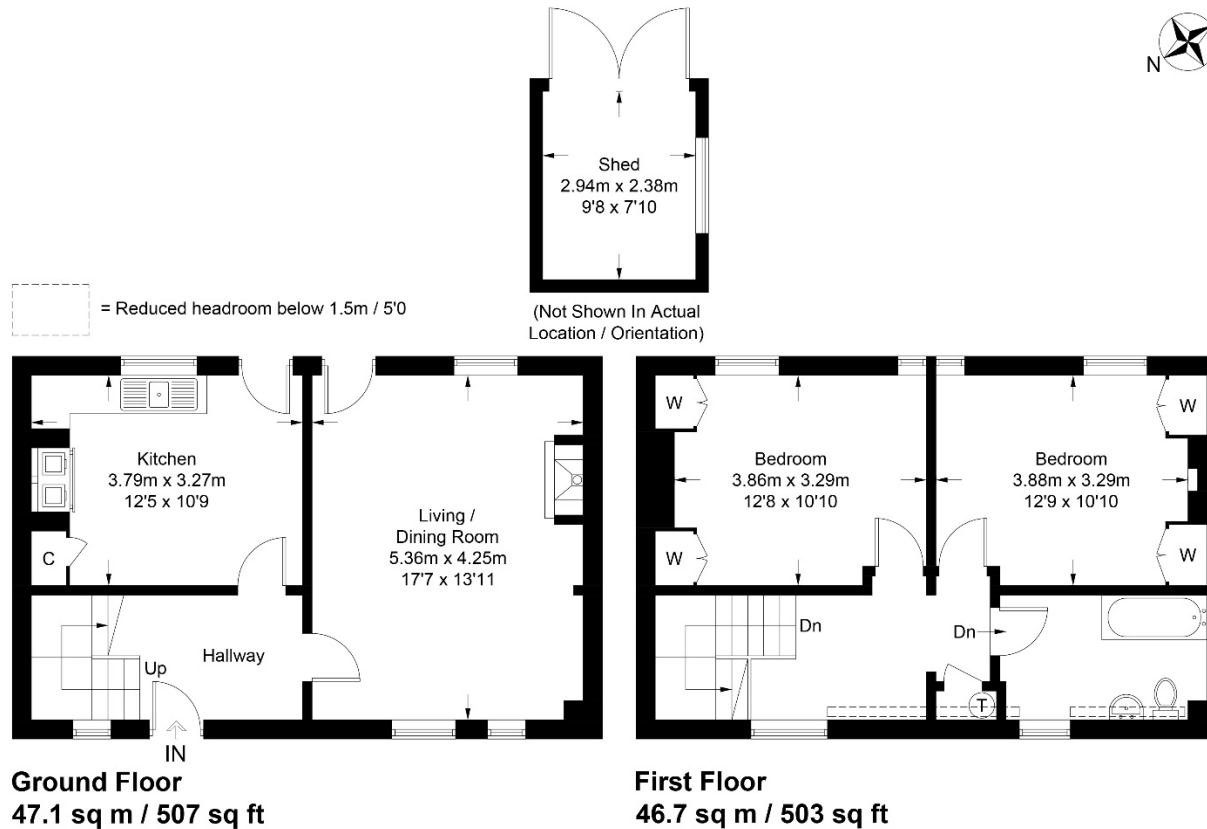
CV37 8DE

From Stratford-upon-Avon, proceed South on the A3400 to the village of Newbold on Stour. Take the turning on the right after the village Church signposted to Armscote. Proceed into the village where the property will be found on the left hand side identified by our For Sale board.

What3Words:

///couch.baroness.adopts

CS/2244 /25.06.2024



Approximate Gross Internal Area = 93.8 sq m / 1010 sq ft
Shed = 7.1 sq m / 76 sq ft
Total = 100.9 sq m / 1086 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1095714)

IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, floor plans, site plans, measurements or distances we have referred to are given as a guide only and are not precise.

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