



Orchard House

MICKLETON ROAD, ILMINGTON, SHIPSTON ON STOUR, SOUTH WARWICKSHIRE



Orchard House

A traditionally built village house with versatile accommodation, well suited to family living, having attractively laid out gardens on the edge of the popular village of Ilmington.

Shipston on Stour 4 miles, Chipping Campden 5 miles, Stratford upon Avon 8 miles, Moreton in Marsh 8 miles, Cheltenham 26 miles. (all distances and times are approximate)

KEY ATTRIBUTES

 4  5  3



Moreton in Marsh - from 92 minutes to London Paddington; Banbury - from 57 minutes to London Marylebone; Stratford upon Avon - from 46 minutes to Birmingham Moor Street



M40 (Junction 15)



Brailes, Stratford upon Avon, Tadmarton, Broadway and Welford on Avon



National Hunt racing at Cheltenham, Stratford upon Avon, Warwick and Worcester; hunting locally with Warwickshire and North Cotswold Hunts



Ilmington C of E Primary School, Kitebrook Preparatory School, Kingham Hill School, Stratford Grammar Schools, Shipston High School and Chipping Campden School



Royal Shakespeare Company's Theatres, Stratford upon Avon; Chipping Norton Theatre, and Everyman Theatre, Cheltenham



Shakespeare Birthplace Trust, Charlecote Park, Hidecote Manor, Kiftgate Court Gardens, Sezincote, Batsford Arboretum, Chastleton House, Snowhill Manor and Blenheim Palace



Bannatyne Health Club & Spa Wildmoor, Macdonald Alveston Manor Spa, Daylesford Organic Farm Shop & Bamford Haybarn Spa, Dormy House Hotel & Spa, Soho Farmhouse and Heythrop Park



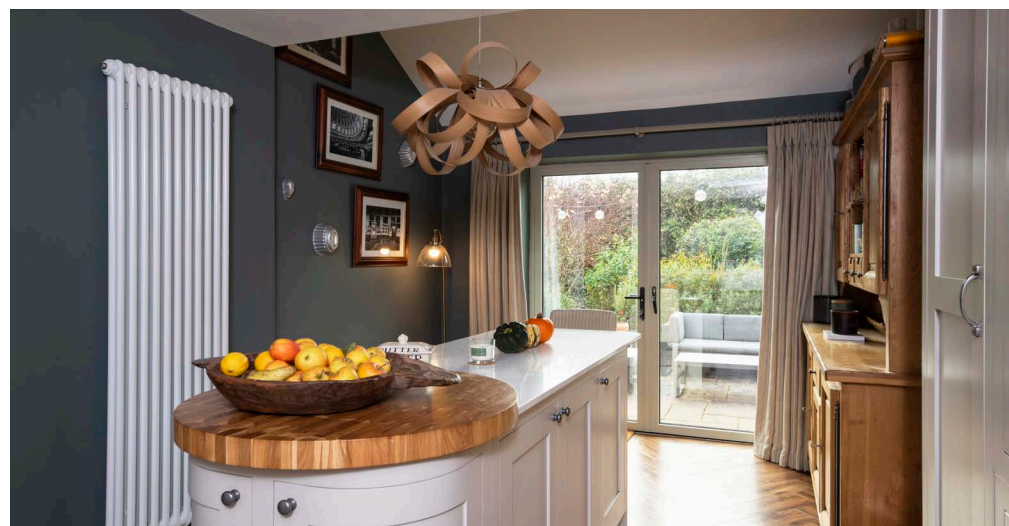
SITUATION

Orchard House is situated in the popular and sought after village of Ilmington on the northern edge of the Cotswolds Area of Outstanding Natural Beauty, close to the borders of South Warwickshire and Gloucestershire. Ilmington boasts a well regarded primary school (OFSTED rating Good), a church, village hall and a lively community which runs an excellent village shop and café. There are also two village inns including The Howard Arms noted for its cuisine. The village lies between the historic market towns of Chipping Campden and Shipston on Stour both of which have been voted as top places to live by The Sunday Times and which offer further amenities. The larger centres of Stratford upon Avon, Cheltenham and Oxford are all within an hour's drive and offer a more extensive choice of shopping and cultural facilities and an excellent choice of state, private and grammar schools. Ilmington is surrounded by lovely open countryside with an abundance of bridle and footpaths.

THE PROPERTY

Orchard House is built in period style of reclaimed Cotswold stone beneath a pitched and coursed tiled roof situated on the edge of Ilmington. The house is thought to date back to the 1980's and has been considerably updated by the present occupiers. The accommodation is beautifully presented with good ceiling heights and is an attractive and versatile family home.

In brief the living accommodation comprises an attractive staircase hall incorporating a newly refitted guest cloakroom. The sitting room is a charming triple aspect room with two pairs of doors opening out onto the terrace. There is a large inglenook fireplace with built in lighting, with bressummer beam housing a woodburning stove. The dining room has high quality hand built cupboards and drawers and is ideal for formal entertaining. At the heart of the house is an impressive hand built, hand painted kitchen by James Adcock, who are noted for their stylish kitchens using traditional methods of English carpentry. The kitchen incorporates a most attractive island unit, oak and Quartz work surfaces, high end integrated appliances and Karndean flooring laid to a herringbone pattern. The utility is also by James Adcock carefully fitted out with great attention to detail. The rear hall provides access to a sizable double aspect snug and to an attractive rear porch. A secondary staircase giving access to bedrooms four and five and to a newly refitted shower room. The principal bedroom accommodation is accessed from a lovely galleried landing with reading area having fitted cupboards and with rural views. The main bedroom is triple aspect and has an en suite shower room. There are two further double bedrooms and a stylish family bathroom with contemporary bath, separate shower, vanity unit and WC. The property is especially well suited to family living with access to excellent schooling in a village with a thriving community.





OUTSIDE

The property is approached through timber gates into a gravel drive with ample parking and turning space giving access to the garage.

The detached garage is built in the manner of a coach house with traditional double doors with an internal staircase giving access to a useful loft room above.

The gardens and grounds are an important feature of the property being well maintained by the owners who are enthusiastic gardeners. The rear garden wraps around the property on two sides with an expansive south and west facing terraces with two pergolas adjacent to the house with dedicated areas for summer dining and flights of steps giving access to various areas of lawn. There is a separate terrace with summer house, a kitchen garden area for growing fruit, vegetables and beekeeping, situated to the rear of the garage, complete with a greenhouse. The gardens are traditional with established trees, mature native hedgerows, shrubs and herbaceous flowering plants. An informal gate allows access to the adjoining the village playing fields which allows, in turn, access to footpaths into open countryside.

GENERAL INFORMATION

Agent's Note

The Electric Aga fitted in the kitchen is potentially available by separate negotiation.

Local Authority

Stratford on Avon District Council. Telephone: 01789 267575. Council Tax Band: G

Services

Mains electricity, water and drainage are connected. Oil fired central heating. Telephone line subject to BT transfer regulations. Electric car charging point.

Tenure

Freehold.

Directions CV36 4JQ / What5words – gentlemen.doses.gloves

From Chipping Campden take the right hand turning into Cider Mill Lane and then turn left opposite the parish Church into Station Road. Turn left signposted to Ebrington and the bear left signposted to Ilmington. Continue straight over at the crossroads following the road into Ilmington. On entering the village turn left into Back Street passing the primary school on your left and at the end of the road turn left onto Mickleton Road. Orchard House is the second property on the left hand side and can be identified by a Pritchard & Company sale board.

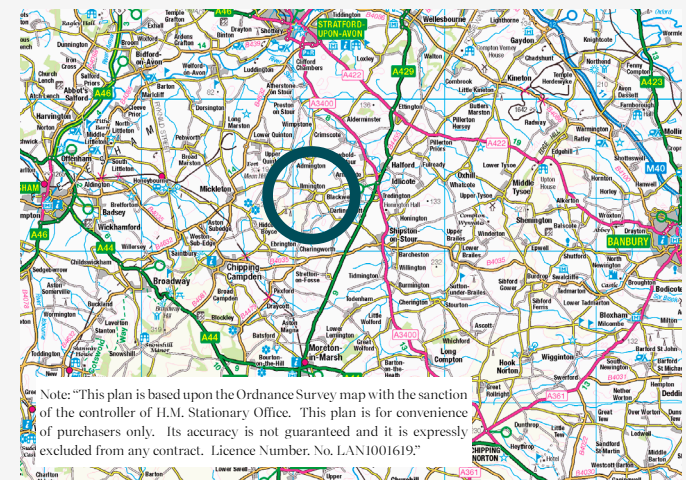
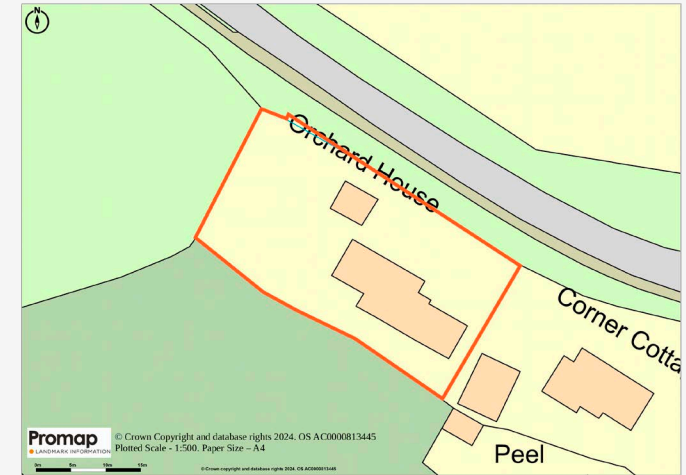
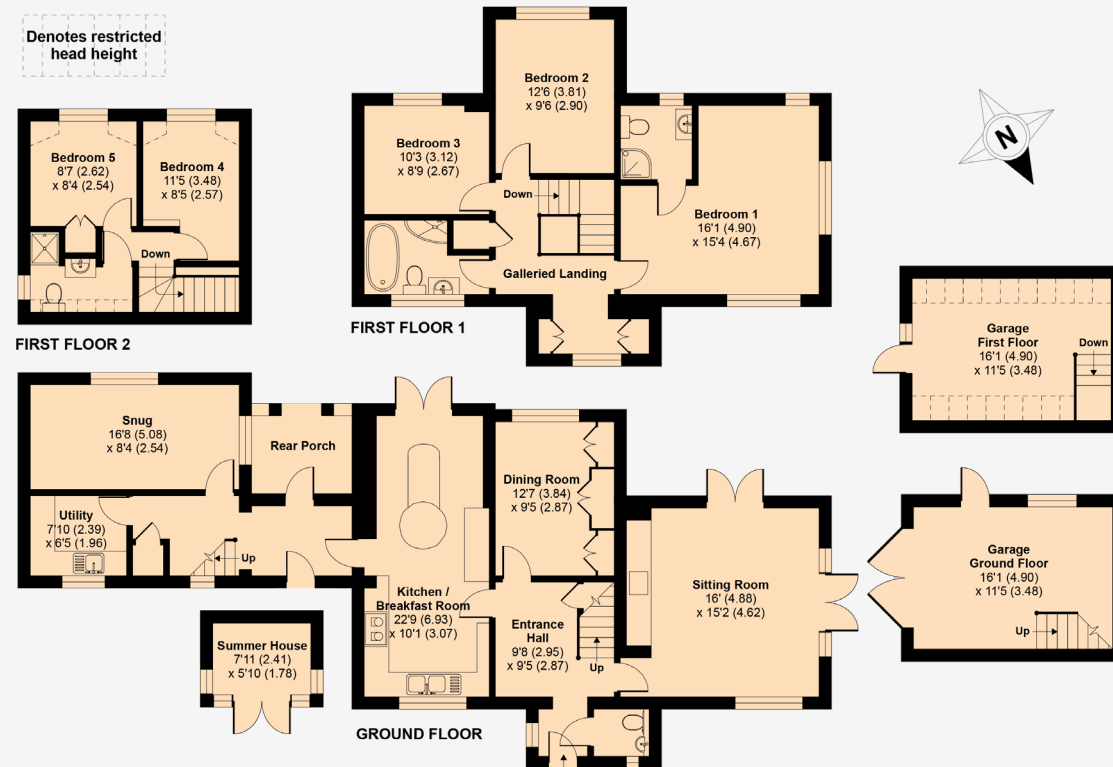
Viewing

Strictly by prior accompanied appointment, please, with Pritchard & Company.

ORCHARD HOUSE

Mickleton Road, Ilmington, Shipston on Stour, South Warwickshire

Approximate Gross Internal Area
 Main House = 2002 sq ft / 186 sq m
 Limited Use Area(s) = 76 sq ft / 7.1 sq m
 Garage = 312 sq ft / 29 sq m
 Outbuilding = 46 sq ft / 4.3 sq m
 Total = 2436 sq ft / 226.3 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Pritchard & Company Estate Agents Limited. REF: 1206189



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Pritchard & Company

Alsot Arms
 Alsot Estate
 Atherstone Hill
 Atherstone on Stour
 Stratford upon Avon Warwickshire
 CV37 8NF

Telephone: 01608 801030

Email: enquiries@pritchardandcompany.co.uk

Website: www.pritchardandcompany.co.uk




Pritchard &
Company

