



HARRISON  
Sales &  
Lettings  
HARDEN

**36 Bennett Place, Ilmington**  
Shipston-On-Stour

Fixed Price **£335,000**





Nestled within the sought-after village of Illmington, in its current state this 3-bedroom semi-detached house offers buyers the opportunity to purchase a "project property"

The property boasts a fabulous corner plot, offering a generous surrounding garden with panoramic countryside and hill views.

The current owners have stripped the property back to its shell and have been granted planning permission for a single-storey rear extension, two-storey side extension, front porch, and meticulously curated landscaping.

Plans for a dropped kerb onto Keyte Road serves the potential of a new driveway while planning permission details can be viewed on the Stratford Upon Avon E Planning portal 23/02820/FUL and architectural drawings are readily available upon request.

Ideal for cash buyers or those seeking development lending (subject to availability)



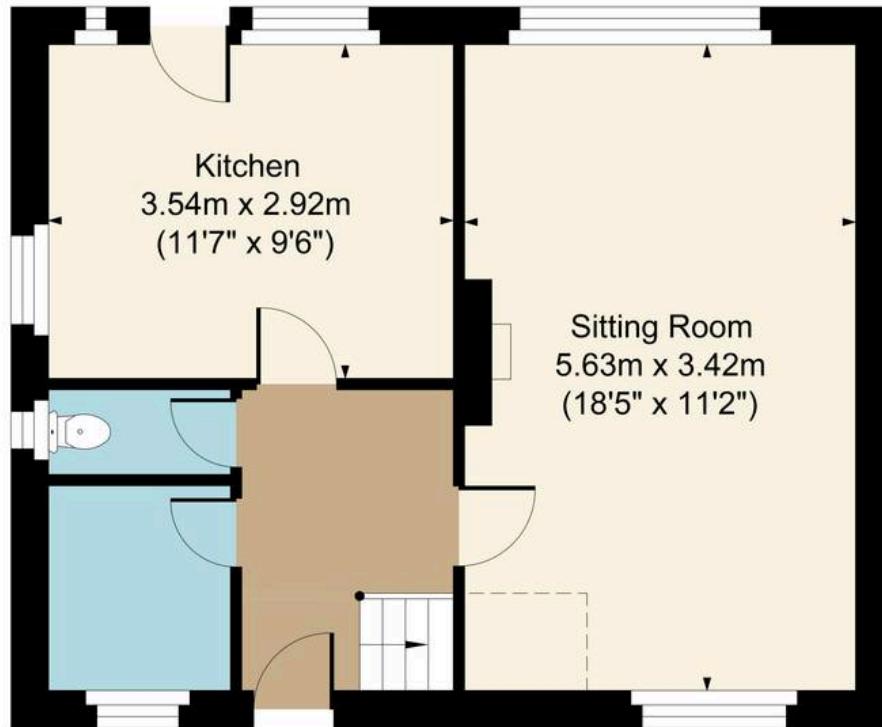
Illmington is a pretty, unspoilt Cotswold village nestling at the foot of the Campden hills and was named one of the best places to live in The Sunday Times 2021. The village offers spectacular views across open countryside and houses some beautiful buildings, the vast majority of which are constructed from local stone. It is known for the many footpaths that crisscross the village and for the remnants of its historic, multi-variety apple orchards. The village boasts two pubs including the award winning Howard Arms restaurant and bed & breakfast, a church, village hall, thriving primary school, community shop /cafe and a large, well-supported recreational playing field, which includes a playground and tennis courts.



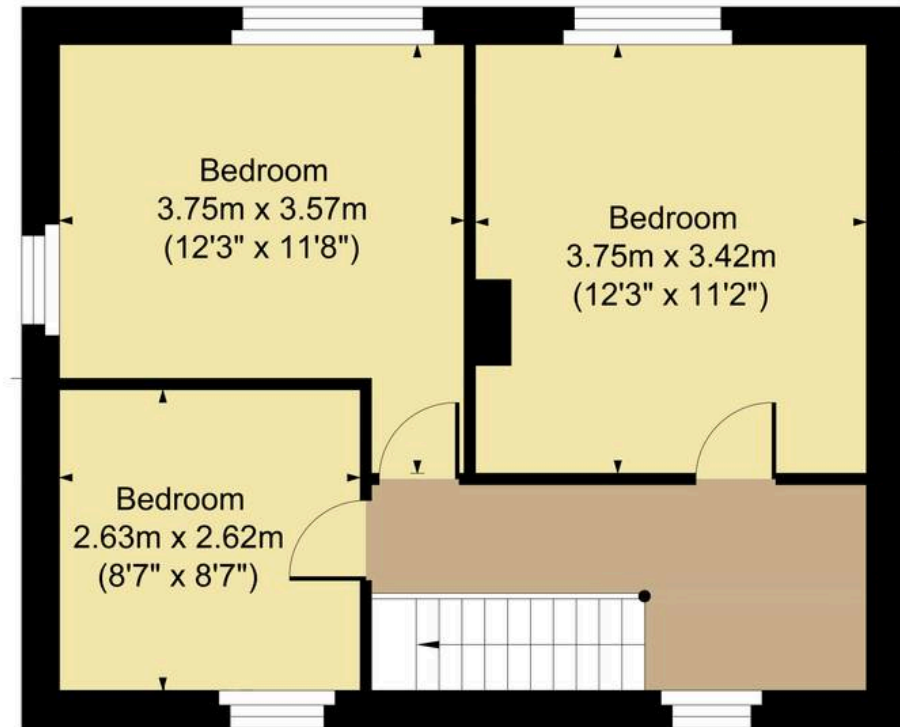




**36 Bennetts Place, Ilmington, CV365 4LW**  
Main House Approx. Gross Internal Area:- 79.78 sq.m. 859 sq.ft.



Ground Floor



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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