



A delightful mid-terrace Cotswold stone cottage

7 Cottage Farm Court, Stretton on Fosse, Moreton-in-Marsh, Gloucestershire, GL56 9SR

Freehold

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Dining hall • sitting room • kitchen/family room • principal bedroom with en suite shower room • two further bedrooms • family bathroom • carport • garden.

Distances

Shipston-on-Stour 3.5 miles.
Moreton-in-Marsh (mainline station London/Paddington from 80 minutes) 5 miles.
Stow-on-the-Wold 9 miles.
Stratford-upon-Avon 13 miles.
Leamington Spa 20 miles (all distances and times are approximate).

Situation and Communications

Stretton-on-Fosse is situated on the edge of the North Cotswold Hills in a very attractive area of countryside along the Warwickshire/Gloucestershire border. The village enjoys an historic village church whilst the two neighbouring towns of Shipston-on-Stour and Moreton-in-Marsh offer a wide range of amenities.

Road and rail communications are very good with the north-south A429 and east-west A40 providing access to larger centres. There is a regular train service to Oxford, Worcester and London from Moreton-in-Marsh (five miles).

There is an excellent range of private and state schools in the area including Kitebrook at Moreton-in-Marsh (five miles) and Chipping Campden School (five miles).

Leisure and sporting pursuits include golf courses at Naunton Downs, Chipping Norton and Burford. There are National Hunt racecourses at Cheltenham and Stratford-

upon-Avon. The area offers a wealth of fine houses and gardens to visit and an abundance of wonderful walks and bridleways.

7 Cottage Farm Court

Built in 1997, 7 Cottage Farm Court forms part of a small, modern courtyard development of stone built houses and cottages located on the northern periphery of the village adjoining attractive open farmland. The property has been well maintained and benefits from character features including beams, window seat and fireplace.

The property is approached over a low maintenance front garden. The front door opens to a dining hall which can accommodate a small table and chairs. An opening leads into the sitting room which is south facing with double doors leading out to the rear garden. The generous kitchen is dual aspect with a bay window to the front. There is an excellent range of fitted cabinets and ample space for either a dining table and chairs or sofa. On the first floor is a well-proportioned principal bedroom with en suite shower room. There are two further bedrooms and a family bathroom.

The south-facing rear garden comprises of timber decking in the main with an ornamental pond and some graveled areas.





A timber pergola adjoins the rear elevation. There is a single car port situated away from the property and allocated parking for a second car. The property benefits from an electrical charging point.

General Information

Agent's Note

The driveway in front of the properties is managed by Cottage Farm Management Company which owns all the communal land. Each property owns one share of Cottage Farm Management.

There are no set maintenance charges for the property. Maintenance costs are shared as and when required.

Although the postcode is GL56 9SR, the property is in fact in Warwickshire.

Local Authority

Stratford on Avon District Council. Band E.

Services

Mains water and electricity are connected to the property. Propane gas fired central heating. Waste water is pumped to the mains via a pump which has been adopted by the local water company. Telephone line subject to BT transfer regulations.

Tenure

Freehold.

Town and Country Planning

The property lies within the area administered by Stratford on Avon District Council, to whom interested parties are

advised to make their own enquiries in respect of any planning issues and development opportunities for the property.

Wayleaves, Easements and Rights of Way

The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale, or not.

Directions GL56 9SR

From Shipston-on-Stour town centre, proceed west on Campden Road (B4035) for almost 2 miles before turning left on Fosse Way towards Moreton in Marsh. After just over a mile, turn right signposted to Stretton on Fosse and continue for about a 1/4 mile into the village. Turn right just before the village hall and the property will be found a short way along on the left.

Viewing

Strictly by prior accompanied appointment with Savills.

Date of Information

Particulars prepared: August 2021. Photographs taken: August 2021.

7 Cottage Farm Court, Stretton on Fosse, Moreton-in-Marsh,
Approximate Area 85.7 sq m / 922 sq ft (Excluding Carport)
Including Limited Use Area (0.2 sq m / 2 sq ft)



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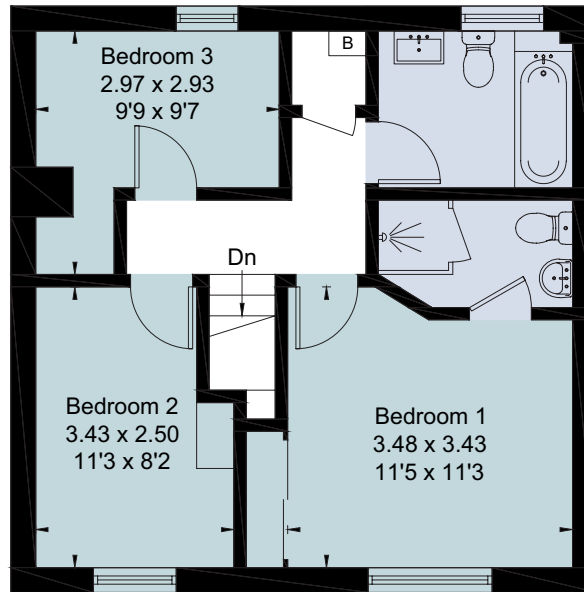
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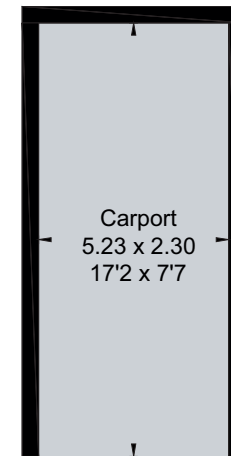
= Reduced head height below 1.5m



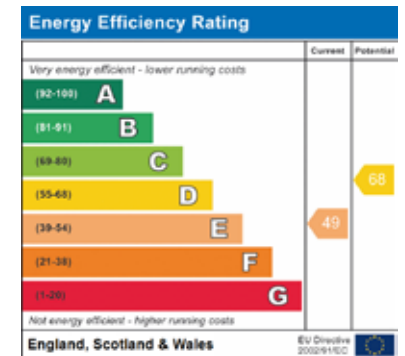
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



For identification only. Not to scale. © 210825CM

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