



COBWEBS, WILLINGTON

SECCOMBES

ESTATE AGENTS

**COBWEBS
WILLINGTON
NR SHIPSTON ON STOUR
WARWICKSHIRE
CV36 5AS**

Situated approximately 1 mile from Shipston on Stour, 7 miles from Moreton in Mash, 13 miles from Stratford upon Avon, 14 miles from Banbury (M40 junction 11), 16 miles from Warwick (M40 junction 15).

A CHARMING LATE 17TH CENTURY GRADE II LISTED VILLAGE COTTAGE IN NEED OF UPDATING WITH ATTRACTIVE ENCLOSED LARGE GARDEN, GARAGING AND STABLING.

Entrance Hall, Sitting Room, Dining Room, Kitchen/Breakfast Room, Two/Three Bedrooms, Bathroom. Oil-Fired Heating. Garden Sheds/Store. Two Single Garages. Two Timber Stables and Tack Room. Attractive Enclosed Large Garden. Off Road Parking.

Viewing through Secombes Estate Agents, Shipston on Stour
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Willington is a popular village situated a short distance from Shipston on Stour and close to the northern edge of the Cotswold Hills. Shipston on Stour offers daily shopping, recreational and schooling facilities, with a more comprehensive range being available in the surrounding towns of Stratford upon Avon, Banbury, Warwick and Oxford.

There are mainline railway stations at Moreton in Marsh and Banbury respectively, with train services south to Oxford and London. There is a service from Banbury to London Marylebone in just under an hour. Junctions 11 and 15 of the M40 motorway are accessible at Banbury and Warwick respectively.

Cobwebs is a charming Grade II listed period village cottage understood to date from the late 17th Century with many

period features including two fine inglenook fire places, window seats, stone mullion and leaded light windows, together with a wealth of exposed beams and timbers. It is considered the cottage would benefit from updating and modernisation .

Outside is an attractive enclosed large garden which includes two single detached garages, two timber stables and tack room together with off road parking. The accommodation comprises:

Entrance Hall

Sitting Room with fine inglenook fireplace, bressumer beam and shelf, bread oven feature and store cupboard, exposed beams and timbers, stone mullion and leaded light windows.



Dining Room with fine inglenook fireplace with bressumer beams with shelf, exposed beams and timbers, two wall light points, stone mullion windows. Door and step down into

Kitchen/Breakfast Room with single stainless steel sink unit and drainer with fitted drawer and cupboards under, fitted base units, fitted light windows, store cupboards, Worcester oil fired boiler for central heating and hot water.

From the **Entrance Hall** stairs rise to the first floor **Landing** with access to **Roof Space**.

Bedroom One with double and single built-in wardrobes, wash hand basin.

Landing/Bedroom Three with exposed timber floor, exposed beams.

Bedroom Two with leaded light window.

Bathroom with bath, w.c. wash hand basin and leaded light window, **shelved airing cupboard**, insulated copper water cylinder with electric immersion heater attachment.



THE GARDEN

The attractive and enclosed gardens back on to paddock land and are an important feature of Cobwebs. The garden is principally lawned and incorporates a number of mature trees and shrubs.

Within the garden there is a range of two timber **Stables** with power and light connected. In addition, there are two detached **Single Garages. Off Road Parking.**

Brick Garden Store/ Shed

PLANNING

It is considered, subject to the necessary planning consents, the property offers potential to redevelop the stables/tack room into an office/studio/games room, together with replacing the existing two single prefabricated garages with a detached double garage.

GENERAL INFORMATION

Tenure The property is offered freehold with vacant possession.

Council Tax

This is payable to Stratford on Avon District Council. The property is listed in band E.



Fixtures and Fittings All items mentioned in these sale particulars are included in the sale. All other items are expressly excluded.

Services Mains electricity, gas, water and drainage are connected to the property. Worcester oil-fired boiler for central heating and hot water.

Directions

Postcode CV36 5AS

From Shipston on Stour take the B4035 east for Brailes and Banbury. After about half a mile turn right at a crossroads signposted for Willington. Continue into the village and around the first sharp right-hand bend, and on the sharp left-hand bend go straight ahead into the village. Cobwebs is situated on the left after about 100 yards as the village lane turns left.

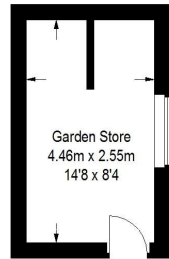
IMPORTANT NOTICE

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, measurements or distances we have referred to are given as a guide only and are not precise.

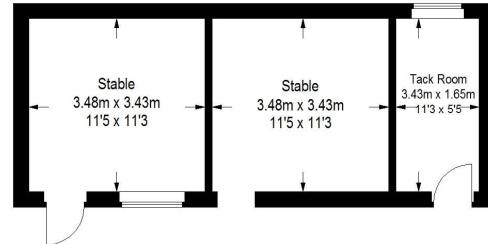
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FLOOR PLANS

Cobwebs, Willington CV36 5AS

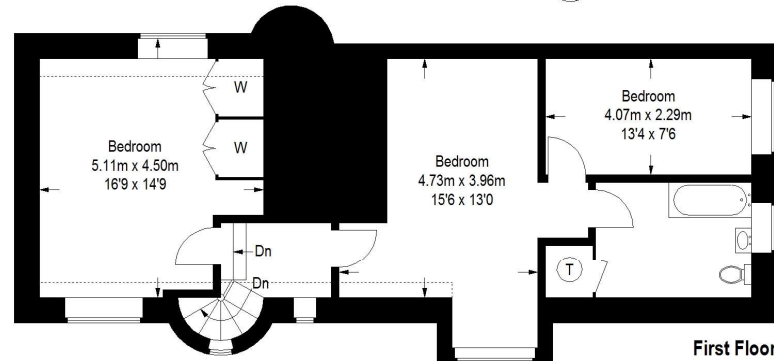


= Reduced headroom below 1.5 m / 5'0

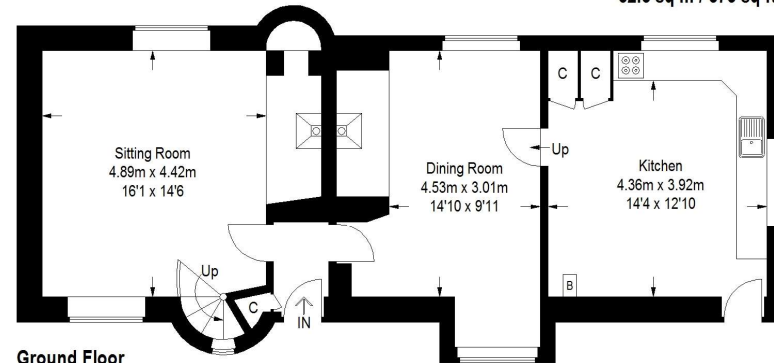


Outbuildings
42.7 sq m / 460 sq ft

(Not Shown In Actual Location / Orientation)



First Floor
62.6 sq m / 673 sq ft



Ground Floor
74.7 sq m / 804 sq ft

Approximate Gross Internal Area
137.3 sq m / 1477 sq ft
Outbuildings = 42.7 sq m / 460 sq ft
Total = 180.0 sq m / 1937 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID907770)



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