



LINDA COTTAGE, BLACKWELL, NR SHIPSTON ON STOUR

SECCOMBES

ESTATE AGENTS

**LINDA COTTAGE
ILLMINGTON ROAD
BLACKWELL
NR SHIPSTON ON STOUR
CV36 5PG**

Situated about 3 miles from Shipston on Stour, 6 miles from Moreton in Marsh, 11 miles from Stratford upon Avon, 15 miles from Warwick (M40 Junction 15) and Banbury (M40 Junction 11)

SITUATED ON THE EDGE OF THE COTSWOLDS AND LOCATED ON THE EDGE OF THE VILLAGE ADJOINING FARMLAND, A DETACHED HOUSE IN NEED OF MODERNISATION OFFERING A WONDERFUL OPPORTUNITY.

Entrance Hall, Living Room, Study/Bedroom three, Shower/Cloakroom, Kitchen/Breakfast Room, Landing, Two Bedrooms, Bathroom. uPVC Double Glazing. LPG Gas-Fired Heating. Attractive Gardens. Off-Road Parking. Timber Store Shed and Summer House. Scope to extend subject to the necessary consents.

Viewing through

Seccombes Estate Agents, Shipston on Stour

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Blackwell is a popular small village situated on the edge of the north Cotswolds between Shipston on Stour and Stratford upon Avon in the attractive undulating south Warwickshire countryside close to the north Gloucestershire border.

The larger centres of Stratford upon Avon, Banbury, Warwick, Leamington Spa and Oxford are accessible, together with Birmingham International Airport.

In addition, the Cotswold towns of Chipping Campden, Moreton in Marsh, and Stow-on-the-Wold are close by and, together with Shipston on Stour, offer good local shopping, schooling and recreational facilities.

Junction 11 and 15 of the M40 motorway are at Banbury and Warwick respectively giving access to Oxford, London and Birmingham. Mainline stations at Warwick Parkway and Banbury with services to London (Marylebone and Birmingham)

Linda Cottage offers an outstanding opportunity to create a wonderful family home situated in a rural location on the edge of the Cotswolds.

The property, which is in need of modernisation, is considered to offer scope to be extended, subject to obtaining the necessary planning consents.



An important feature of Linda Cottage is the attractive landscaped garden with the back garden having a depth of about 71'0"/21.65m and adjoining farmland.

The accommodation briefly comprises:

Entrance Hall with stairs to first floor with door to **Cloak/Shower Room** with wc, shower unit and wash hand basin

Living Room double aspect with uVPC French doors to back garden.

Kitchen/Breakfast room with single stainless steel sink unit and drainer with fitted cupboard under, fitted base units with work surfaces over, fitted wall unit, electric cooker point, ceramic tiled floor, uVPC side door.

Study/Bedroom Three double aspect with walk-in under stairs store cupboard.

On the first floor is the **Landing** with **boiler cupboard** with Worcester LPG gas-fired boiler for central heating and hot water, **store cupboard**.

Bedroom One double-aspect with views from both windows over the surrounding countryside.



Bedroom Two with views over the back garden.

Bathroom part tiled with bath, electric shower over, wc, wash handbasin and fitted bathroom cabinets.

Outside to the front the property is approached through a the four-bar timber gate with gravelled parking area for two/three cars and lawned area beside. **Timber garden store**. Sidewalk leads around to the

Back Garden about 71'0"/21.65m deep enclosed and landscaped and principally lawned with timber summer house.

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 D.

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



Services Mains electricity, water and drainage are connected to the property. LPG Worcester boiler for central heating and hot water.

Energy Performance Certificate
Current: 42 (E) Potential: 69 (C)

Directions **Postcode CV36 4PG**
From the centre of the village, head west on the Ilmington road. The cottage is the second to last property on the left.

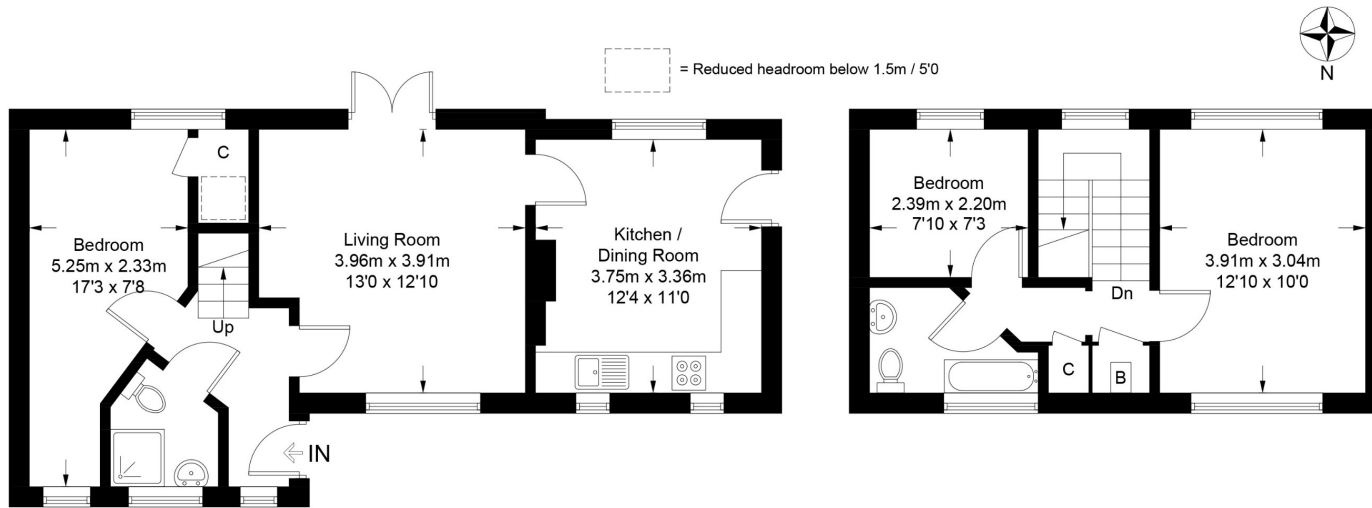
From Ilmington head towards Shipston on Stour. Having left Ilmington, after about a mile take the first turning left for Blackwell. Linda Cottage is the second property on the right as one enters the village.

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.

MFF/S3210/F005/27.11.2024

FLOOR PLANS



Approximate Gross Internal Area = 76.4 sq m / 822 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1144812)



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