



The Old House
Crimscote, Stratford-upon-Avon, Warwickshire





A Grade II listed family home wrapped in **wonderful gardens** with excellent views.

Distances

Shipston-on-Stour 5 miles, Chipping Campden 9 miles
Stratford-upon-Avon 7 miles, Moreton-in-Marsh 10 miles, (Paddington 95 mins), Banbury 18 miles (Marylebone 55 mins). M40 Junction 15 to Birmingham and London (All distance and times are approximate).

Situation

Crimscote is an idyllic hamlet between Stratford-upon-Avon, Chipping Campden and Moreton-in-Marsh. Shipston-on-Stour provides extensive local facilities, including a family-run butcher, bakery, doctor's surgery and some excellent pubs and restaurants. The nearby village of Armscote has the award-winning Fuzzy Duck gastropub, and The Howard Arms in Illmington is also nearby. The property is surrounded by lovely walks and riding country with many sporting activities nearby, including racecourses at Stratford, Warwick and Cheltenham and golf at Brailes and Stratford-upon-Avon.



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Tenure

Freehold

Local Authority

Stratford District Council
Tel: 01789 267575

Council Tax

Band F



Schooling is excellent, with choices including both private and state options. Stratford-upon-Avon has grammar schools for girls and boys, and private prep schools include Stratford Prep, The Croft and nearby Kitebrook. Warwick Prep and Warwick School for boys, and King's High School for girls are in Warwick, and Kingsley School for Girls and Arnold Lodge are in Leamington Spa. Tudor Hall and Bloxham School are also within easy reach.

The property

The Old House is a beautiful Grade II listed home in this idyllic rural location. Although it needs some modernisation, The Old House is undoubtedly very special.

The principal reception room is sizeable, stretching to just over 25ft. This fabulous room has a delightful fireplace and offers beautiful views over the gardens to the front. There is also a dining room with a lovely fireplace, a home office/study and a dining kitchen. A utility and cloakroom complete the accommodation on the ground floor.

The first floor has a principal bedroom with eaves storage. There are three further bedrooms, one of which has a shower and basin. Bedroom three has fitted cupboards, and bedroom four has a wash hand basin and fitted cupboard. There is a family bathroom and a separate cloakroom.

Outside

The property has a large driveway, which provides parking for several cars and gives access to the garage. Beyond the garage is a store room, workshop, and gardeners' WC.

The well-stocked gardens are simply stunning and wrap the property on its western, eastern and southern sides, ensuring one can catch the sun throughout the day. With a large lawn area and a beautiful array of mature trees, hedges, shrub beds and herbaceous borders, this garden has been well nurtured over the years. A neat patio on the south side of the property is a lovely space for one to sit and enjoy the serenity. To the front is the former swimming pool, which could be bought back into use, and to the rear is a mainly laid lawn garden, the perfect place for soaking in the excellent views this location offers.





Please note that The Old House has the benefit of a right of access over the initial part of the driveway to approach the property

Services

Water is currently supplied from the adjoining farm; the purchaser will be required to install a new water supply within one year. Oil fired central heating. Private Drainage. Mains electricity.

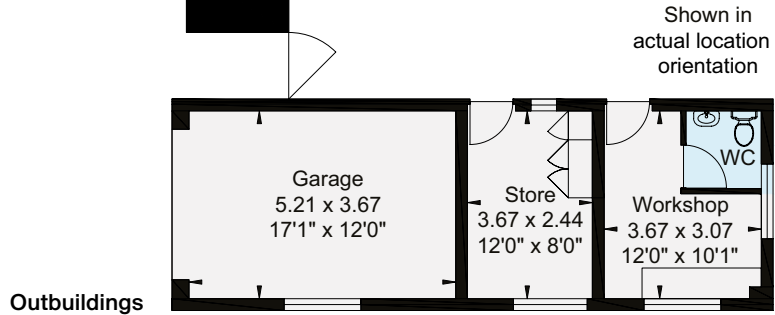
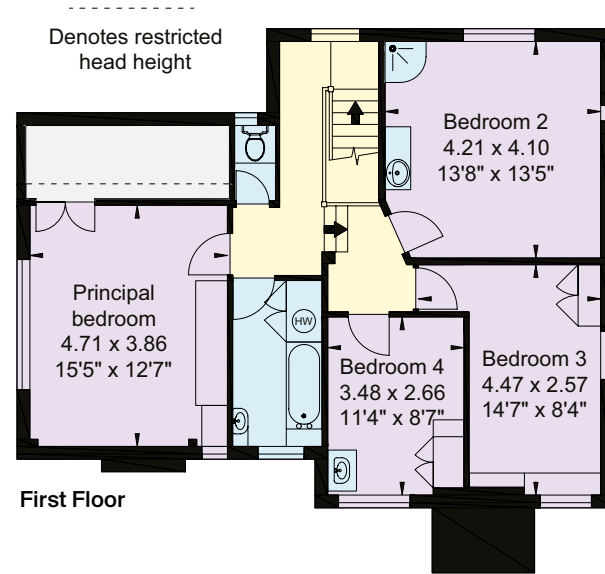
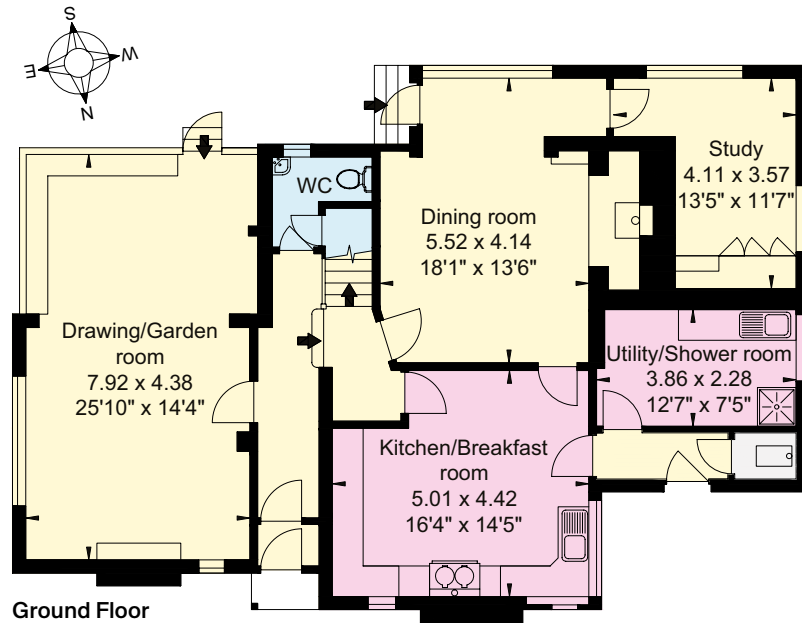
What3Words

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Viewing

By prior appointment only with the agents.





- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Approximate Gross Internal Floor Area
House: 216 sq m (2,325 sq ft)
Outbuildings: 41 sq m (442 sq ft)
Total: 257 sq m (2,767 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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Date: 13 June 2024
Our reference: STR012173543

The Old House, Crimsote, Stratford-upon-Avon, CV37 8UE

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £850,000.

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We'd love to help you.

Yours faithfully



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