



Church Cottage, Lower Quinton, Warwickshire

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# Church Cottage, Lower Quinton

## Warwickshire

Church Cottage is situated within the oldest part of the village close to the Parish Church of St Swithin's, regarded as one of the finest examples of Norman architecture in Warwickshire. Lower Quinton is a civil parish approximately 6 miles south of Stratford-upon-Avon, with a shop, public houses and a junior school. It lies at the foot of Meon Hill at the beginning of the Cotswold Escarpment.

Extensive leisure and cultural facilities are to be found in nearby Stratford-upon-Avon, also the home of The Royal Shakespeare Company. The Cotswold market town of Chipping Campden is about seven miles away.

Moreton-in-Marsh is easily accessible with a regular train service to London Paddington.

There is an excellent range of state, private and grammar schools in the area to suits most requirements including boys and girls grammar schools in Stratford-upon-Avon and The Croft Prep School.

Stratford-upon-Avon 6 miles, Chipping Campden 7 miles, Moreton-in-Marsh and train station 12 miles (trains to London Paddington 90 minutes), Warwick 14 miles, Stow on the Wold 16.5miles, Birmingham International Airport 30 miles (distances and time approximate).



**Tenure:** Freehold

**Local authority:** Stratford-on-Avon District Council

**Council tax band:** G







A charming Grade II Listed home with abundant character and eye-catching views located in the heart of the village.





## The property

One enters the property and is immediately greeted with an abundance of character in the beautiful garden room. From flagstone floors to exposed stone walling, this well-positioned room is clearly the heart of the home, with the principal reception rooms leading off. These include a delightful sitting room with an open fire and a dining room. A well-appointed kitchen has painted units, a Range cooker and space for a table and chairs. A useful utility room off the kitchen has further painted units. There is a snug with exposed beams and a brick wall with a shower room off and double doors leading through to the garden room. A spiral staircase rises from the snug to a mezzanine level, making for a quirky fourth bedroom and ideal for guests. There is also a study on the first floor with a laundry room off the study.

The main staircase to the property is located in the sitting room, which rises to the first floor. On the first floor is a principal bedroom with fitted wardrobes and en suite bathroom with a bath and a separate shower cubicle. There are two further bedrooms and a family bathroom.

## Gardens

Outside, the property is approached via a shared driveway providing access to the double tandem garage.

To the rear is a beautiful garden, well stocked with herbaceous borders and being mainly laid to lawn. There is an attractive patio area and pergola with a pizza oven, ideal for al fresco dining. Both make the most of the stunning and enviable views from the delightful spot.

## Services

Mains electricity and water are connected to the property. Oil-fired central heating.

## Directions (CV37 8SH)

From Stratford-upon-Avon, take the A3400 to Shipston-on-Stour. On the edge of Stratford, turn right onto the B4632 to Broadway. Go through Clifford Chambers, past the garden centre on the right-hand side and after a couple of miles, take the third left-hand turn into Back Lane. Upon reaching the village of Lower Quinton, continue past the green to the main road. Turn left towards the church and then the first right, where Church Cottage will be identified by a Knight Frank for sale board.









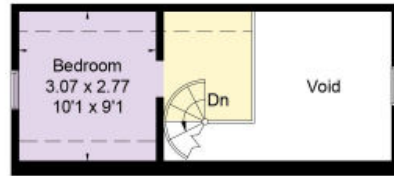




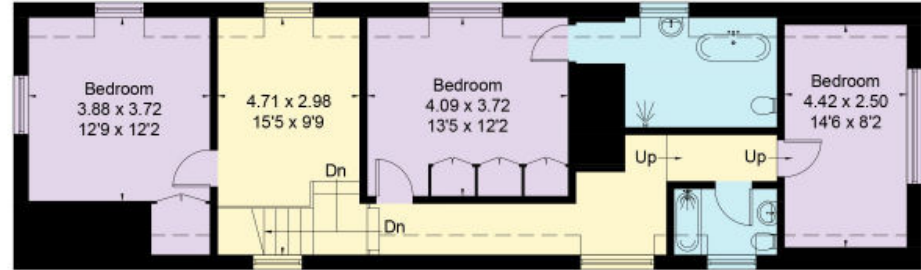


## Approximate Gross Internal Floor Area 274.2 sq m / 2,951 sq ft

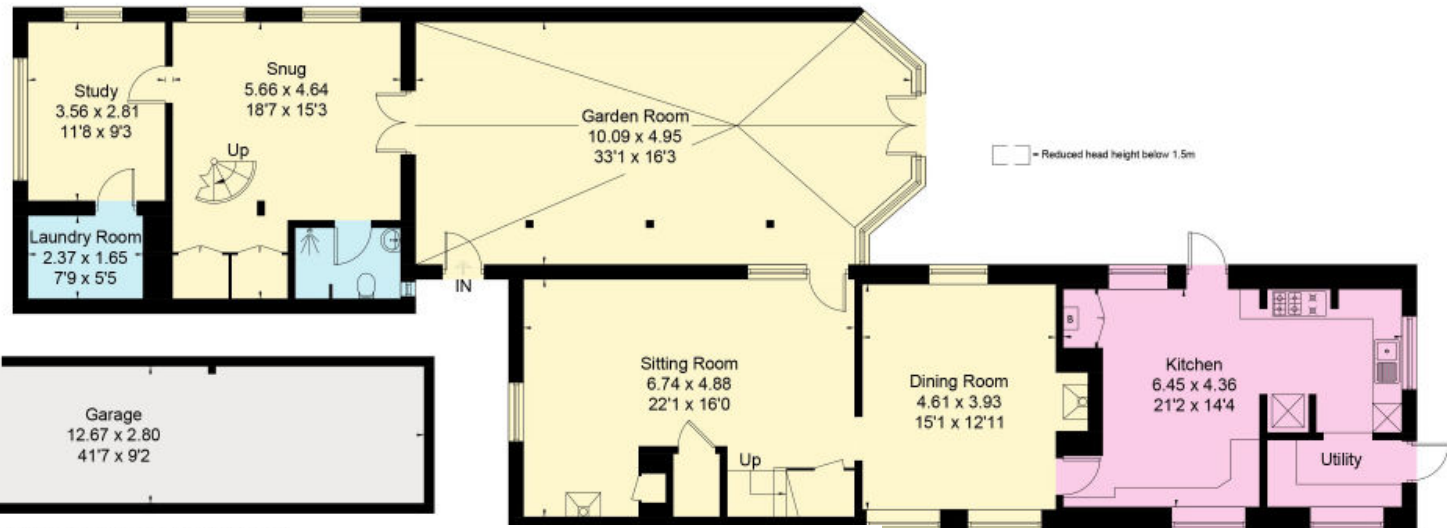
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



First Floor



First Floor



(Not Shown In Actual Location / Orientation)

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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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Particulars dated September 2023. Photographs and videos dated August 2023.

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Date: 30 January 2024  
Our reference: STR012316422

## Church Cottage, Lower Quinton, Stratford-upon-Avon, CV37 8SH

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £885,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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For additional information or to make arrangements to view the property, please get in touch.

**We'd love to help you.**

Yours faithfully



**KNIGHT FRANK LLP**

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