



Mansills House, Armscote, Stratford-upon-Avon

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# Mansills House, Armscote, Stratford-upon-Avon

Beautifully positioned on the southwest corner of the highly sought-after village of Armscote with open views towards the Cotswolds. The village of Armscote is close to the Cotswold Area of Outstanding Natural Beauty (AONB) and home to the renowned gastro pub The Fuzzy Duck. The nearby village of Ilmington, beneath Ilmington Downs on the northern edge of the Cotswolds, has facilities including a parish church, village shop, award-winning dining pub, The Howard Arms, the Red Lion Public House, village hall and primary school. Further everyday needs can be found in the nearby market towns of Shipston-on-Stour and Chipping Campden.

There is a Waitrose at Stratford-upon-Avon. More extensive shopping and leisure facilities can be found in Stratford-upon-Avon, the region's cultural centre with its Shakespearean theatres, Leamington Spa and Cheltenham. Commuter trains are available from Moreton in Marsh, Warwick and Banbury to London Birmingham. The motorway network is accessed via the M40. There is a wide selection of good schools in the area, including Chipping Campden Secondary School, Kitebrook and Dormer House in Moreton-in-Marsh, Bloxham and Sibford Public Schools, boys and girls grammar schools in Stratford-upon-Avon, Warwick Prep and Public School and Kings High School for Girls in Warwick and The Croft Prep School in Stratford-upon-Avon. There are golf courses at Stratford-upon-Avon and Bidford-on-Avon, and racing at Stratford-upon-Avon, Warwick and Cheltenham.



**Tenure:** Freehold

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

**Council tax band:** H







A beautiful edge of village detached stone built listed period house with a garden approaching 0.5 acres, with south-facing views over lovely South Warwickshire countryside.



Mansills House is Grade II listed and is believed to be over 400 years old in part, built of mellow lias stone with Cotswold stone mullion windows and quoins under a Cotswold stone roof providing beautiful traditional elevations, with a south-facing conservatory overlooking the garden. The property has been in the same ownership for over 40 years. Most windows take full advantage of the views. The house incorporates traditional features, including flagstone floors, ceiling beams, lovely handmade elm-boarded doors, stone mullion windows with metal casements and traditional dormers on the second floor.

Reception hall with cloakroom off with flagstone floors. There is a fine stone inglenook to the drawing room, with stone fireplace inset with stone slate canopy and flagstone floor.

Fitted kitchen with painted units with tiled tops, shelves and cupboards, with double bowl sink, dishwasher, cooker and gas hob. There is a large utility room with a tiled floor which houses the boiler, with a sink and plumbing for a washing machine and dryer.

A glazed porch has double doors to the garden and to the large timber double-glazed conservatory, which has a tiled floor and low lias stone walling. The conservatory will benefit from updating.

Oak stairs to the first-floor landing, which has a walk-in airing cupboard, two bathrooms, one with a separate shower and underfloor electric heating, the principal bedroom with wide mullion windows to south and east and built-in wardrobe. Double bedroom two is currently used as a sitting room with a traditional dressed stone fireplace with gas fire and window with timber shutters and built-in cupboards and shelves to one wall.

On the second floor is a study landing with built-in furniture and extensive view, cloakroom with WC and basin, and two further bedrooms with exposed roof truss and purlin timbers.







## Outside

The detached double garage has parking for two cars in front. Pedestrian entrance through a roadside wall to the enclosed front garden which is lawned, with a fine Mulberry tree, paved path, shrub and herbaceous borders. Attached to the house is a covered bin area and garden store with sink.

Behind the house is the delightful walled garden with flagstone patio, with wisteria against the house and two rose and flower beds, shrub, bulb and herbaceous borders.

There is an attractive gazebo with a thatched roof requiring rethatching. Beyond the walled garden is a further lawned area formerly an orchard with two mature apple trees, shrubs and trees including flowering cherry, lilac and willow.







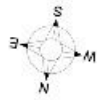


### Directions (CV37 8DQ)

From Stratford upon Avon, take the B3400 towards Shipston on Stour. Continue through Alderminster and into the village of Newbold on Stour. After the church, take the first turn right into Church Road. Continue along the road and turn right at the T junction at the end and proceed into Armscote. Go through the village, turn left opposite the Fuzzy Duck and follow the street to the right and left and Mansills House will be found on the right opposite The Ladle Farm on the left .

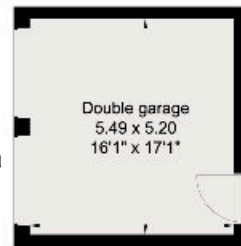






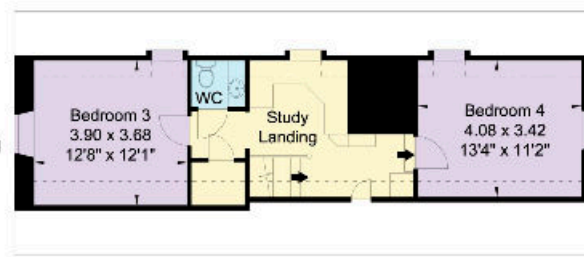
**Approximate Gross Internal Floor Area  
268 sq m / 2885 sq ft**

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.



**Outbuilding**  
Not shown in actual location / orientation

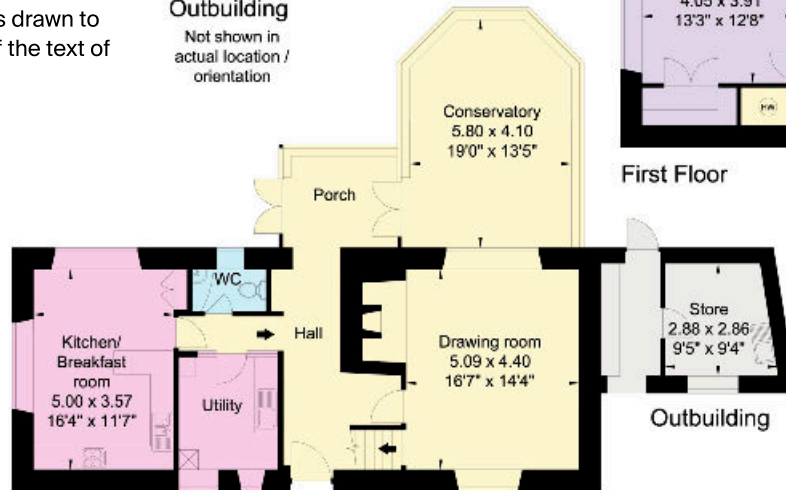
Denotes restricted head height



Second Floor

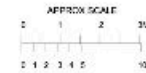


First Floor



Ground Floor

Outbuilding



Knight Frank  
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I would be delighted to tell you more

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**Mansills House  
Armscote**



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: 23 January 2024  
Our reference: STR012369644

## Mansills House, Armscote, Stratford-upon-Avon, CV37 8DQ

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,000,000.

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

Yours faithfully



**KNIGHT FRANK LLP**

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