



Malt House Rise,
Honington CV36 5AA

Guide price £455,000

SBK | SHELDON
BOSLEY
KNIGHT

Exceeding the Standard



Malt House Rise, Honington

***** NEW PRICE ***** A most attractive and well appointed detached village house with a superbly landscaped garden and set in the heart of this lovely South Warwickshire village

HONINGTON

is a most attractive and sought-after South Warwickshire village set amidst delightful open countryside, near the North Cotswolds, only two miles from the thriving former market town of Shipston on Stour which offers a wide range of shopping, social and recreational amenities. The village, which is designated a conservation area, is approached over a fine 17th century stone bridge across the River Stour, and includes a variety of mainly stone built period houses and cottages set behind a village Green together with historic Honington Hall, set in attractive parkland, and a lovely village church. Larger centres located within easy reach include Stratford upon Avon (10 miles), Warwick (17 miles), Banbury (15 miles), Moreton-in-Marsh (9 miles) and Evesham (21 miles). The M40, with junctions at Gaydon and Banbury, is located within 30 minutes drive.

MALT HOUSE RISE

Enjoys a lovely position on the Green, in the heart of the village, and comprises a most attractive, re-constituted stone built, detached village house, originally built in the 1960's as an annexe to the adjoining property, but which has been extensively refurbished and improved by the owners to create a very special home. The well appointed and flexible accommodation is arranged over three floors and benefits from part LPG central heating and double glazing - with a particular feature being the beautifully landscaped rear garden which has been included in the NGS village open garden scheme for many years.

On the ground floor

A Canopy Porch and oak front door opens to an Attractive Through Dining Hall with a feature polished flagstone floor and a sliding patio door and window to the rear garden. The adjoining Galley Style Kitchen contains a range of hardwood fronted wall and floor cupboard units with tiled worktops incorporating a sink, integrated larder fridge and freezer, and a Belling range style electric oven (appliances not tested). There is a useful Fitted Cloakroom with wash basin and WC, leading from which is the utility room/workshope (formerly the Integral Garage) with double doors to the front, a British Gas LPG central heating boiler, plumbing for a washing machine and great potential for conversion to additional living accommodation, subject to the usual consents.





On the first floor

A staircase rises from the dining hall to a Delightful Through Sitting Room which enjoys a sliding patio door and window to the Sun Balcony and a lovely aspect over the garden, together with an attractive recessed stone fireplace incorporating a gas coal effect living flame fire. The Master Bedroom Suite provides a double bedroom and an en-suite shower room with a corner shower cubicle, washbasin and WC. There is also a Third Bedroom, currently fitted out as a dressing room, which contains an extensive range of fitted drawer units and walk-in wardrobe with further drawers and hanging rails.

On the Second Floor

A further staircase from the sitting room leads up to a Landing/Study with built-in wardrobes and eaves storage cupboards. There a further Twin Bedroom, opening off which is an En-Suite Bathroom with corner bath, washbasin and WC.

Outside

The property is approached over a gravelled driveway from the village green and is set behind a shallow forecourt with planted areas. A side gate gives access to the superbly landscaped Rear Garden, which is a particular feature of the property, creating a lovely tranquil setting with a south facing aspect. There is a lower paved terrace with Cotswold stone retaining walls and central steps leading up to a shaped lawn bordered by profusely stocked herbaceous beds and shrubberies containing a huge variety of flowering and evergreen shrubs and trees. There is also a further paved Patio with pergola, and attractive small landscaped side garden and a further screened area for the LPG tank.

General Information:

Services

Mains electricity, water and drainage are understood to be connected to the property. No tests have been undertaken to the service installations. Interested parties are advised to make their own enquiries and investigations before finalising their offer to purchase. LPG central heating is installed.

Tenure

The property is for sale Freehold.

Fixtures and Fittings

All items mentioned in these particulars are included in the sale price, all others are expressly excluded.

Council Tax

We understand that the property has been placed in Band E with Stratford on Avon District Council.

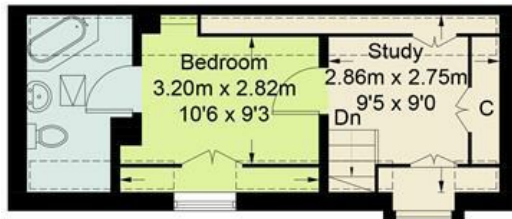
Energy Performance Certificate

Energy efficiency rating: Band F(Current), Band D (Potential). A copy of the full EPC report is available upon request.

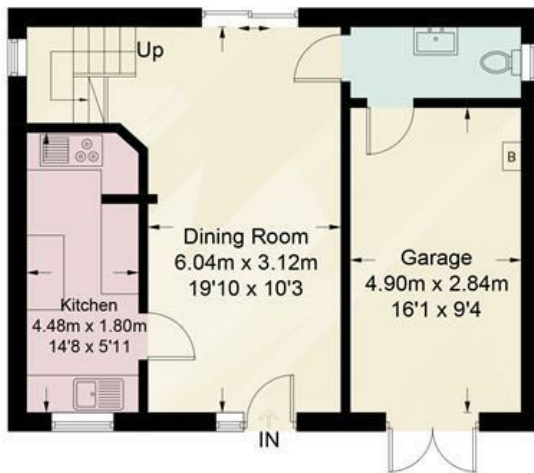
Location

From the centre of Shipston on Stour proceed north along Stratford Road (A3400) for approximately one mile before turning right signposted to Honington. Continue over the river bridge into the village and continue for about 50yds before the property will be found on the right. Post Code: CV36 5AA





Second Floor



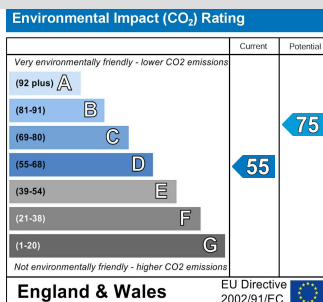
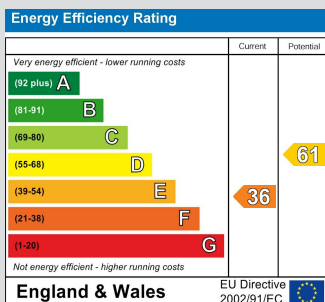
Ground Floor



First Floor

Approximate Gross Internal Area = 121.3 sq m / 1306 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2017 (ID321849)



Leamington Spa
29 Denby Buildings
Regent Grove
Leamington Spa
CV32 4NY
Tel: **01926 430555**

Kenilworth
9 The Square
Kenilworth
Warwickshire
CV8 1EF
Tel: **01926 857595**

Stratford-upon-Avon
Morgan House
58 Ely Street
Stratford-upon-Avon
Warwickshire, CV37 6LN
Tel: **01789 292310**

Shipston-on-Stour
The Corner House
Market Place
Shipston-on-Stour
Warwickshire, CV36 4AG
Tel: **01608 661666**

DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

SBK | SHELDON
BOSLEY
KNIGHT

Exceeding the Standard



sheldonbosleyknight.co.uk