



Cliff Cottage

Todenham, Nr Moreton-in-Marsh, Gloucestershire

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Traditional listed property with generous garden and outbuildings

A delightful, detached village property set in half an acre of garden and grounds with extensive outbuildings



2 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



DOUBLE GARAGE OUTBUILDINGS



.5 OF AN ACRE



FREEHOLD



VILLAGE



1529 - 2637 SQ FT



GUIDE PRICE £1,100,000



The property

Listed Grade II, Cliff Cottage is a delightful, detached cottage which dates from the late 17th century. Built of Cotswold stone, there are a number of traditional features which include exposed beams, stone floors and mullioned windows. The property is approached off the village lane by a short drive that leads to a parking area, for a number of cars. Beautifully presented, the accommodation comprises a fully fitted kitchen with electric Aga. An arch opens into a dining/garden room with French doors into the garden. The sitting room has fireplaces at either end, one of which has a wood burning stove. This room is accessed from both the kitchen and the dining room. Stairs rise from a lobby off the sitting room to the first floor where there are 3 bedrooms and 2 bathrooms, one of which is en-suite. Stairs continue to the second floor and bedroom 4.

Outside

The property stands in just over half an acre of gardens and grounds which are predominately lawned. To the rear of the house is a double garage with adjoining stores with water and electricity connected. Behind is another timber building with stable and further storage. There is a pavilion with wood burner, and power and light connected.



Location

Cliff Cottage is situated in the Conservation area of the attractive, North Cotswold village of Todenham, on the Gloucestershire/Warwickshire borders. The village includes a fine selection of cottages and country houses, a church, village hall, and farm shop. Todenham lies between the towns of Moreton-in-Marsh and Shipston-on-Stour, which have many traditional shops for most everyday needs. The cultural centres of Stratford-upon-Avon, Cheltenham and Oxford provide more extensive shopping, leisure and educational facilities. Communication links are good with a regular train service from Moreton-in-Marsh to London, Paddington, taking approximately 95 minutes.



Distances

- Moreton-in-Marsh 3 miles
- Shipston-on-Stour 4 miles
- Chipping Norton 10 miles
- Stratford-upon-Avon 15 miles
- Oxford 29 miles

Nearby Stations

- Moreton-in-Marsh 3 miles
- Banbury 21 miles

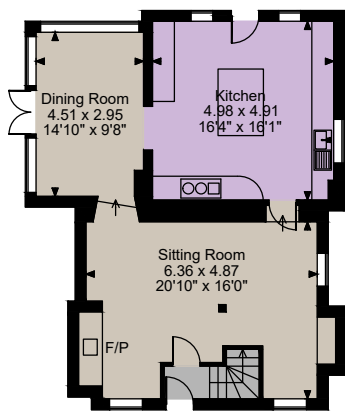
Key Locations

- Soho Farmhouse 17 miles
- Daylesford Organic 10 miles
- Cotswold Distillery 7 miles

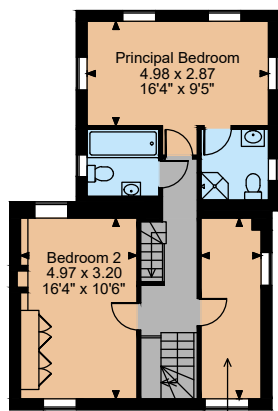
Nearby Schools

- Kitebrook House 6 miles
- Tudor Hall 17 miles



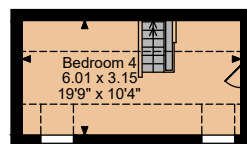
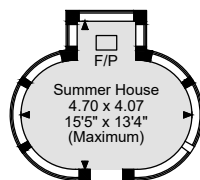


Ground Floor

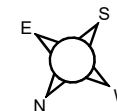
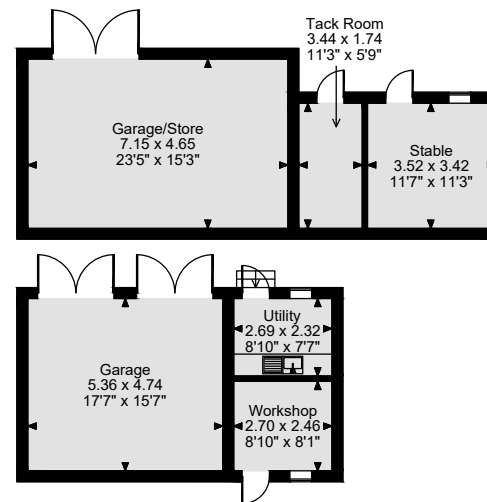


First Floor

Bedroom 3
4.97 x 1.65
16'4" x 5'5"



Second Floor



The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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Floorplans

Main House internal area 1,529 sq ft (142 sq m)
Garage internal area 631 sq ft (59 sq m)
Outbuilding internal area 477 sq ft (44 sq m)
Total internal area 2,637 sq ft (245 sq m)
For identification purposes only.

Directions

GL56 9NY

On entering the village of Todenham from the Moreton-in-Marsh direction, Cliff Cottage will be found on the right-hand side identified by a For Sale board.

///what3words sues.stammer.spending

General

Local Authority: Cotswold District Council - Tel 01285 643000

Services: Mains water, electricity and drainage. Oil fired central heating

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: F

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiation.

Wayleaves and easements: The sale is subject to all rights of support, public and private rights of way, water light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not.

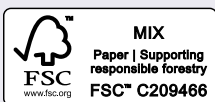
Moreton-in-Marsh

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