



The Green | Stretton On Fosse
Asking Price £1,000,000


DISTINCT
Property Consultants

A fascinating 17th-century detached home in the heart of a charming village on the edge of the Cotswolds.

Distinct Property Consultants are delighted to introduce The Old Plough, a characterful period property believed to date back to the 17th century as an original Ale House.

EPC rating E

- Detached house dating from the 17th century
- Five bedrooms
- Three bathrooms (two en-suite)
- Three / four reception rooms
- Village centre location
- Character features throughout
- Garden approx 0.25 acre
- 60 metre driveway with parking for several cars
- Garage
- Edge of the Cotswolds

A fascinating 17th-century detached home in the heart of a charming village on the edge of the Cotswolds. Distinct Property Consultants are delighted to introduce The Old Plough, a characterful period property believed to date back to the 17th century as an original Ale House mentioned in the English civil War, offering generous living space, beautiful original features and an attractive garden of around 0.25 acres.

Situated in the centre of Stretton-on-Fosse, this historic home offers a rare opportunity to create a wonderful family home within a highly desirable village setting close to the Cotswolds Area of Outstanding Natural Beauty. The property combines period charm and flexible accommodation, with several reception rooms, five double bedrooms and a garden perfect for entertaining and family living.

Period features throughout the house include exposed beams and timbers, oak flooring, a vaulted dining hall and an impressive inglenook fireplace with wood-burning stove, creating a warm and characterful atmosphere.



Outside, the property is approached via a long driveway of approximately 60 metres, providing parking for several vehicles as well as access to a garage.

To the rear, the property enjoys an attractive garden mainly laid to lawn, with a paved patio area directly adjoining the house, ideal for outdoor dining and entertaining. The garden extends to a small spinney at the far end, giving the space a lovely natural feel and privacy, with a gate leading to a village footpath for immediate countryside walks.

Accommodation

The accommodation briefly comprises:

Dining Hall

A striking reception space with vaulted ceiling, ceramic tiled floor and bi-fold doors opening onto the garden.

Living Room

Characterful reception room with a large inglenook fireplace incorporating a wood-burning stove, exposed beams and oak flooring. Bi-fold doors lead out to the garden.

Dining / Music Room

A versatile reception room with oak flooring, bay window and doors opening onto the patio.

Office / Study

Ideal for home working.

Kitchen

Traditional kitchen featuring a four-oven oil-fired Aga, fitted units, work surfaces and exposed beams.

Cloakroom

First Floor

Bedroom One

Double bedroom with views over the village and surrounding countryside.

En-Suite Shower Room

Bedroom Two

Double bedroom.

Bedroom Three



Double bedroom overlooking the garden.

Family Bathroom

Bedroom Four

Situated within the eaves with French doors opening onto a small balcony with steps leading down to the garden.

Bedroom Five

Double bedroom with exposed beams.

Additional Shower Room

Outside

To the front of the property there is off-road parking for several vehicles and access to the single garage.

The rear garden is a key feature of the property, with a paved patio area, lawned garden and a small spinney to the rear, creating a peaceful and private outdoor space.

Location

Stretton-on-Fosse is a picturesque village located on the Warwickshire / Gloucestershire border, close to the Cotswolds. The village benefits from a local pub and parish church, with the nearby market towns of Shipston-on-Stour, Moreton-in-Marsh and Chipping Campden offering a wide range of shopping, schooling and recreational facilities. Larger centres including Stratford-upon-Avon, Cheltenham, Oxford, Banbury, Warwick and Leamington Spa are all easily accessible.

There is a mainline railway station at Moreton-in-Marsh providing services to Oxford and London Paddington.

Further Information

Tenure – Freehold

Sold with vacant possession

Council Tax – Stratford-on-Avon District Council – Band E

Services – Mains electricity, water and drainage

connected. Oil-fired boiler for central heating and hot water. Oil-fired Aga.

EPC: E (Potential C)

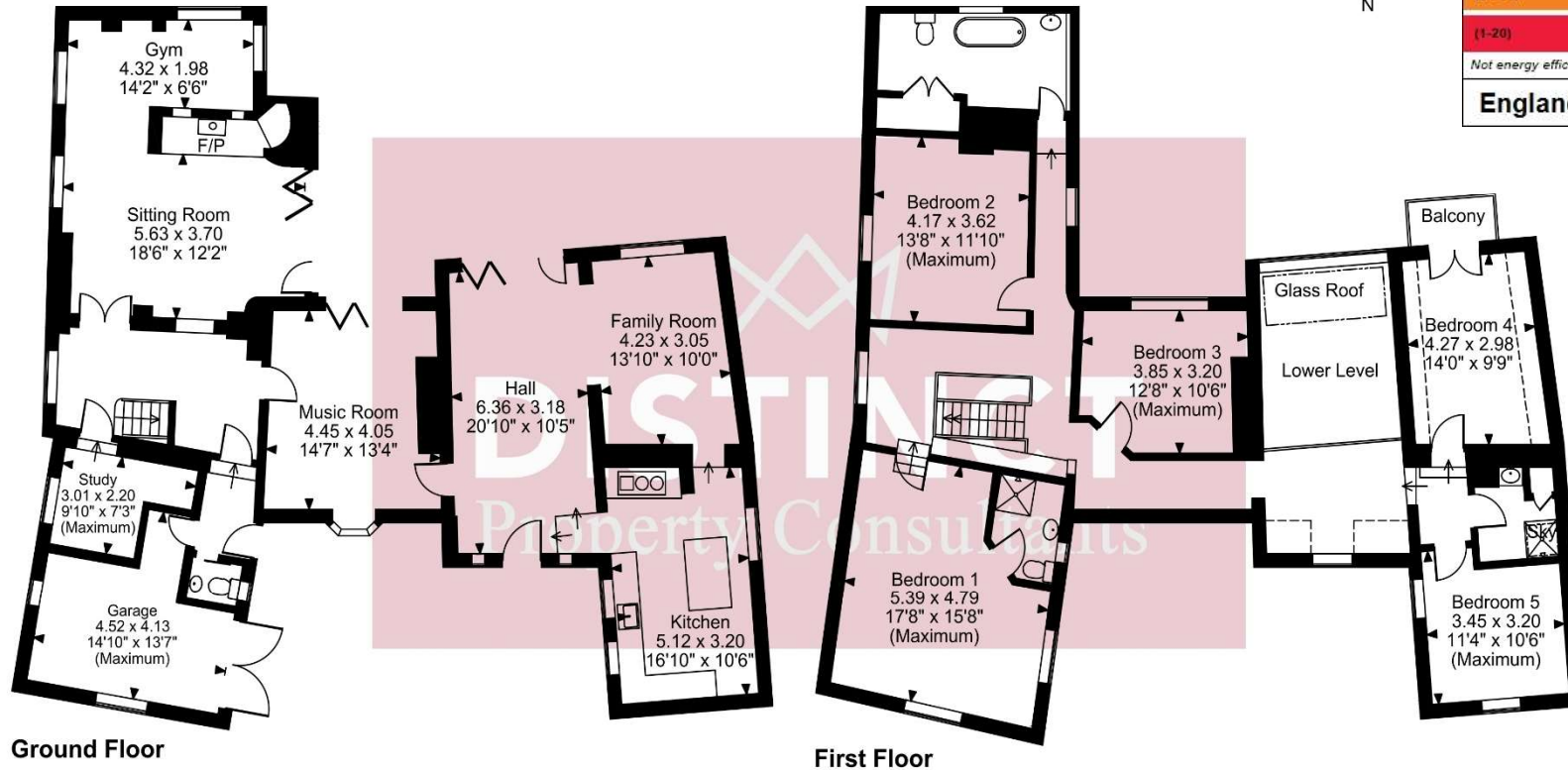
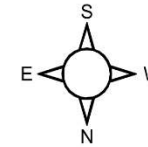
Viewings

Strictly by appointment only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approximate Gross Internal Area
 Main House = 2767 Sq Ft/257 Sq M
 Garage = 147 Sq Ft/14 Sq M
 Total = 2914 Sq Ft/271 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □□□ Denotes restricted head height
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