



## Thatch Cottage

Stretton On Fosse | Moreton-in-Marsh | Gloucestershire | GL56 9SE

**HOLMANS**  
ESTATE AGENTS

# Thatch Cottage

Stretton On Fosse | Moreton-in-Marsh | Gloucestershire, GL56 9SE

Stratford-upon-Avon 13 miles

Cheltenham 26 miles

Oxford 35 miles

Moreton-in-Marsh 4 miles

Detached Grade II listed thatched cottage with one bedroom annexe set in approximately 0.3 acres.

Living Room | Dining Room | Kitchen | Utility Room | Master Bedroom | One bedroom Annexe

EPC rating E

Guide Price: £695,000



Positioned in the centre of this North Cotswold village within the conservation area and offering a prime example of a quintessential Grade II listed thatched cottage believed to originally date from around the early 17th century and set in approximately 0.3 acre plot. This detached two bedroomed, two storey chocolate box property also has the advantage of a separate two storey dwelling built around the original garage which is currently used as a holiday let and is ancillary accommodation to the main cottage.

One of the most attractive features of the cottage is, however, the walled garden to the rear, which has been carefully tended over many years and is something quite exceptional within the village itself.

The innate character and charm of the property is manifest in the many exposed beams, high Apex ceilings, exposed stonework and wattle and daub walls. More contemporary refinements of the property include upgraded wiring, oil-fired central heating with a recently renewed boiler and tank and the modern bathroom suite. Alice's Loft, which is the ancillary accommodation, has a living room and kitchen on the ground floor and a modern shower room and large bedroom with an Apex ceiling on the first floor. There is a separate single garage and a courtyard with off-street parking for several vehicles.

Stretton-on-Fosse is located mid-way between the market towns of Shipston-on-Stour and Moreton-in-Marsh to the south with the all important railway station with links to Oxford and London Paddington. The village has a well-renowned local pub, The Plough, recently under new management.

For those looking for a character cottage in one of the most popular spots in middle England, you may look no further.



## General

Council tax band E

## Directions

From our Moreton-in-Marsh office, turn right and continue North along the Fosseway, the A429, for approximately three miles and just over the brow of the hill, turn left signposted Stretton-on-Fosse. Continue into the village following the road around to the right and then to the left and the entrance to this property is then dead ahead through a pillared entrance.

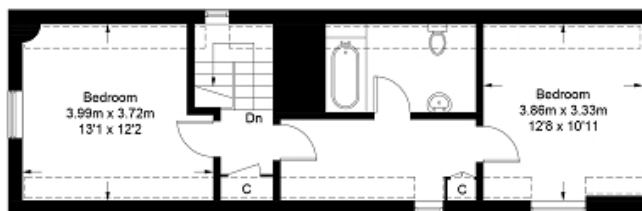
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		67
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

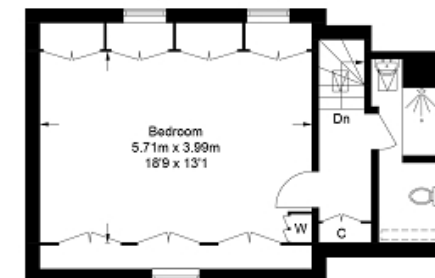
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

## Thatch Cottage, Stretton-on-Fosse, GL56 9SE

= Reduced headroom below 1.5m / 5'0



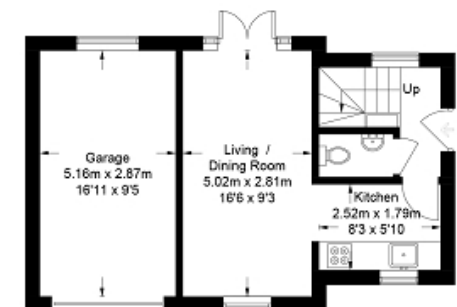
**First Floor**  
48.1 sq m / 518 sq ft



**Annexe First Floor**  
39.7 sq m / 427 sq ft



**Ground Floor**  
50.8 sq m / 547 sq ft



**Annexe Ground Floor**  
25.7 sq m / 277 sq ft

Approximate Gross Internal Area = 98.9 sq m / 1065 sq ft

Annexe = 65.4 sq m / 704 sq ft

Garage = 14.7 sq m / 158 sq ft

Total = 180.1 sq m / 1927 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1075805)

**HOLMANS**  
ESTATE AGENTS

**Tel: 01608 652345**

Barklays House, High Street, Moreton-In-Marsh.

Gloucestershire. GL56 0AX

sales@holmansestateagents.co.uk

www.holmansestateagents.co.uk

**MISDESCRIPTIONS CLAUSE** We would like to inform prospective purchasers that Holmans Estate Agents have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Holmans Estate Agents or the vendors or lessors. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give, and neither Holmans Estate Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

