



**VAUGHANREYNOLDS**  
ESTATE AGENTS

Hylton Cottage, Friday Street  
Pebworth, Stratford-Upon-Avon, CV37 8XW





## Property Description

Situated in the heart of Pebworth, an established village located on the borders of South Warwickshire and The Cotswolds, this attractive period home boasts a deceptive level of well-balanced accommodation throughout and is ideally positioned to take advantage of the many local amenities and rural pursuits at hand.

Set back from the road, beyond a mature walled front garden, the internal accommodation in brief comprises: Entrance hall leading to the generous size sitting room, with feature inglenook fireplace with log burning stove, exposed ceiling beams and dual aspect windows.

A door leads through to a semi open-plan breakfast kitchen, which provides a social space to entertain guests and prepare meals. The kitchen itself has a range of built-in storage, complemented by granite effect work surfaces over and appliances to include a range oven, 4 ring induction hob and extractor over. There is a generous boot room and access to the garden and a separate utility/laundry room with WC.

To the first floor, a central landing provides access to each of the four bedrooms and principal bathroom. The principal bedroom to the rear of the property benefits from a large built-in storage cupboard and en suite shower room.

Externally, the property sits well within its plot, enjoying a mature planted front garden and generous rear garden, with well-established borders and mature trees. There is also a good size summer house, which benefits from light and power.











There is also a double garage to the rear of the property and a private driveway providing ample off road parking

### Location

Pebworth is an attractive village situated approximately nine miles south west of Stratford-upon-Avon, on the borders of Warwickshire, Worcestershire and Gloucestershire. It is within easy reach of Evesham, which is approximately eight miles, Chipping Campden and the Cotswolds. The village offers a number of amenities including public transport services, an inn and church. For the sporting enthusiast there are golf courses at Broadway and Stratford-upon-Avon and racing at Stratford, Worcester, Cheltenham and Warwick.







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# GENERAL INFORMATION

**Hylton, Friday Street, Pebworth, CV37 8XW**

Main House Approx. Gross Area:- 143.67 sq.m. 1546 sq.ft.  
 Garage Approx. Gross Area:- 29.10 sq.m. 313 sq.ft.  
 Summer House Approx. Gross Area:- 12.77 sq.m. 137 sq.ft.  
 Total Approx. Gross Area:- 185.54 sq.m. 1996 sq.ft.



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

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: Mains Electricity, water, drainage are connected. Oil fired central heating.

Local Authority: Wychavon District Council, Council Tax Band F

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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