



39 NEW STREET, SHIPSTON ON STOUR

SECCOMBES

ESTATE AGENTS

**39 NEW STREET
SHIPSTON ON STOUR
WARWICKSHIRE
CV36 4EW**

Situated about 6 miles from Moreton in Marsh, 11 miles from Stratford upon Avon, 15 miles from Warwick (and M40 junction 15) and Banbury (M40 at junction 11).

A WONDERFUL AND SPACIOUS FAMILY HOUSE WITH OPPORTUNITY SITUATED CLOSE TO THE TOWN CENTRE, INCORPORATING A GARAGE AND ATTRACTIVE WALLED GARDEN.

Entrance Hall, Living Room, Snug, Dining/Kitchen, Utility, Cloakroom, Landing, Four Double Bedrooms, En-Suite Shower Room, Family Bathroom. Gas-Fired Heating. Garage & Adjoining Store. Attractive Walled Landscaped Garden.

Development opportunity to divide into three separate units with approved extant detailed planning permission.

Viewing through **Seccombes Estate Agents, Shipston on Stour**
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Shipston on Stour, a former market town, is situated in the undulating South Warwickshire countryside. The town is a busy local centre with good shopping, schooling and recreational facilities serving its own population and a number of surrounding villages. There are grammar schools locally at Alcester and Stratford upon Avon. The larger centres of Stratford upon Avon, Banbury, Oxford, Warwick and Leamington Spa are accessible.

39 New Street is a wonderful and spacious family house fronting onto New Street a short level-walking distance to the south of the town centre. The property offers well-presented, spacious and well-proportioned accommodation over three floors with features including flagstone quarry tiled flooring, two open fireplaces together with fine exposed beams and timbers in the principal bedroom.

In addition to the spacious garage there is a large outbuilding beside. To the back there is an attractive enclosed garden.

The property also offers the opportunity to create independent self-contained accommodation. There is an extant approved detailed planning permission for subdivision into three units.

The accommodation briefly comprises:

Entrance Hall with patterned quarry tiled floor, stairs to first floor, walk-in cloaks/cupboard.

Inner/Side Hallway with part flagstone floor and half-glazed door to garden.

Snug overlooking the garden with open fireplace with timber surround and mantel shelf, brick inset and hearth.

Living Room with open fireplace with dressed stone surround and raised hearth, flagstone floor, bay window.



Dining/Kitchen with Leisure Rangemaster 110 two oven cooker with extractor hood over, one-and-a-half bowl stainless steel sink unit with drainer, fitted base units with work surfaces over, fitted wall units, plumbing for dishwasher, space for upright fridge/freezer, bay window, ceramic tiled floor, door to walk-in shelved larder.

Back Hall/Utility Area with plumbing for washing machine and tank cupboard incorporating insulated hot water cylinder, door to garden, garage and

Cloakroom with w.c. and wash hand basin.

Stairs rise to the first floor **Landing** with exposed beams.

Bedroom Two overlooking the garden with feature wrought iron fireplace, wash hand basin with fitted mirror and shaving light over.

Bedroom Three L-shaped with exposed beam, feature wrought iron fireplace.

Bedroom Four (currently used as an office).

Family Bathroom part-tiled with bath and shower unit and shower screen over, wash hand basin with fitted cupboards under, w.c., heated towel rail.

From the landing, door and stairs rise up to

Bedroom One with fine exposed beams and timbers, dormer window, built-in wardrobe and



En-Suite Shower Room with shower cubicle, two wash hand basins each with built in-cupboards under, w.c., heated towel rail, built-in store cupboard.

OUTSIDE

GARAGE

Approached from the back hall is the integral **Garage** with vaulted ceiling, Glo-worm gas-fired boiler for heating and hot water.

Double side-hinged doors out onto New Street, double doors to large **store room** with loft area over.

THE GARDEN

The **Garden** which is walled and is about 58'0"/17.67m x 31'.0"/9.67m has been attractively landscaped and incorporates a paved patio with a low stone wall beside beyond which the garden is principally lawned with well-stocked flower and shrub borders incorporating two fine lilac trees and a holly bush. In addition there is an open **garden store** with a brick and slate outbuilding incorporating an old brick flooring.

PLANNING PERMISSION

The property gives the opportunity to create separate independent living accommodation with an approved extant detailed planning permission from Stratford on Avon District Council ref no: 21/01628/VARY dated 4th May 2021 for conversion into three separate units. Further information is available from the selling agent.



GENERAL INFORMATION

Tenure The property is offered freehold with vacant possession.

Council Tax This is payable to Stratford on Avon District Council. The property is listed in band D.

Fixtures and Fittings All items mentioned in these particulars are included in the sale. All other items are expressly excluded.

Services Mains water, gas, electricity and drainage are connected to the property. Glo-worm gas-fired boiler for central heating and hot water.

Energy Performance Certificate

Current: D (55) Potential: C (77)

Directions

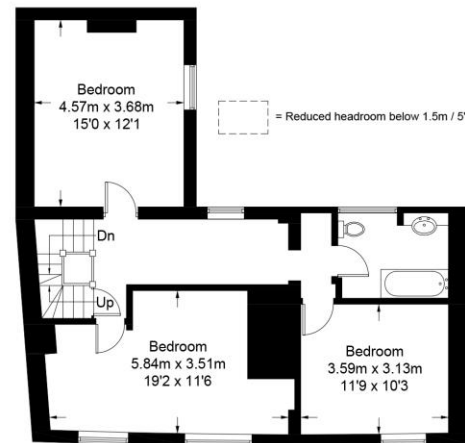
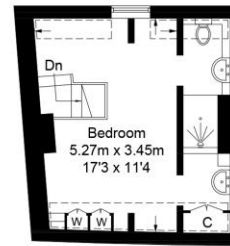
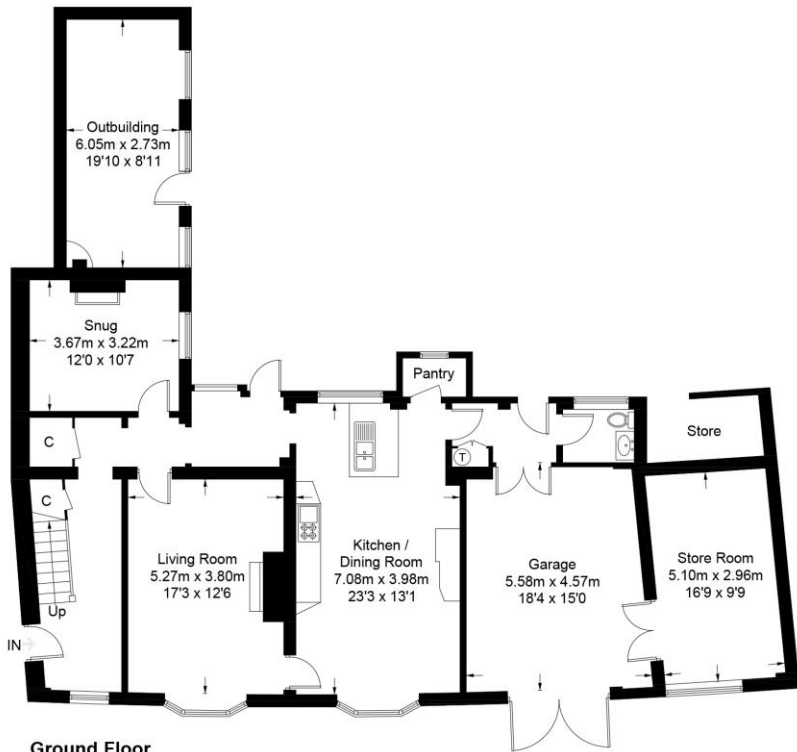
Postcode CV36 4EW

From the centre of Shipston on Stour, proceed around the one-way system heading south for Long Compton and Shipston on Stour. On entering New Steet (A3400) number 39 is on the left after about 75 yards.

IMPORTANT NOTICE The attached particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements, or distances we have referred to are given as a guide only and are not precise.

MFF/S3014/F004/06.06.2022

FLOOR PLANS



Approximate Gross Internal Area = 187.8 sq m / 2021 sq ft
 Garage / Two Store Rooms = 45.2 sq m / 486 sq ft
 Outbuilding = 16.9 sq m / 182 sq ft
 Total = 249.9 sq m / 2689 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID859475)



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