



SILVER BIRCHES, WILLINGTON

SECCOMBES

ESTATE AGENTS

SILVER BIRCHES WILLINGTON, SHIPSTON ON STOUR WARWICKSHIRE CV36 5AS

Situated approximately 1 mile from Shipston on Stour, 7 miles from Moreton in Mash, 13 miles from Stratford upon Avon, 14 miles from Banbury (M40 junction 11), 16 miles from Warwick (M40 junction 15).

A SPACIOUS DETACHED FOUR-BEDROOM FAMILY HOUSE WITH TWO ATTIC ROOMS WONDERFULLY LOCATED ON THE EDGE OF THE VILLAGE WITH FAR-REACHING VIEWS TO BRAILES HILL SET IN ATTRACTIVE ENCLOSED GARDENS WITH DOUBLE GARAGE.

Entrance Hall, Sitting Room, Dining Room, Kitchen, Study/Playroom, Cloakroom, Utility Area, Landing, Four Bedrooms, En-Suite Shower Room, Family Bathroom, Two Attic Rooms, Separate Cloakroom. Oil-Fired Heating. uPVC Double Glazing. Double Garage. Large Wooden Store. Attractive Enclosed Gardens in all 0.38 ac/0.15 ha.

Viewing through:

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Willington is a popular village situated a short distance from Shipston on Stour and close to the northern edge of the Cotswold Hills. Shipston on Stour offers daily shopping, recreational and schooling facilities, with a more comprehensive range being available in the surrounding towns of Stratford upon Avon, Banbury, Warwick and Oxford.

There are mainline railway stations at Moreton in Marsh and Banbury respectively with train services south to Oxford and London. There is a service from Banbury to London Marylebone in just under an hour. Junctions 11 and 15 of the M40 motorway are accessible at Banbury and Warwick respectively.

Silver Birches is a wonderful detached four-bedroom family house situated on the edge of the village with outstanding and far-reaching views out over the surrounding countryside to Brailes Hill. The house, which offers scope for some improvement, has spacious and well-proportioned

accommodation with the principal two reception rooms and bedrooms benefiting from the far-reaching views. In addition there is a study/playroom on the ground floor with two attic rooms and a separate cloakroom on the second floor. uPVC double glazing.

Outside the property is situated in attractive enclosed landscaped gardens with a separate detached double garage with off-road parking in front and wooden store shed beside. The accommodation briefly comprises:

Open Porch with front door into the **Entrance Hall** with stairs to first floor. Door to

Utility/Cloakroom with w.c., wash hand basin, plumbing for washing machine, understairs store cupboard.

Sitting Room with open fireplace with stone surround, mantel shelf and hearth, three wall light points, uPVC double-glazed French doors leading to the garden.



Dining Room with open fireplace with stone inset tiled mantel shelf and hearth, bay window.

Kitchen with single stainless steel sink unit and drainer with fitted drawers and cupboards under, fitted base units with work surfaces over, large shelved double storage cupboard, Dominion oil-fired boiler for central heating and hot water.

Study/Playroom with large built-in double shelved store cupboard.

Utility Area with walk-in shelved larder, half-glazed uPVC door to patio.

First floor **Landing** with shelved linen cupboard and stairs to second floor.

Bedroom One with views to Brailes Hill, door to

En-Suite Shower Room part-tiled with shower cubicle and power shower, w.c., fitted vanity unit, heated towel rail.

Bedroom Two with views to Brailes Hill, built-in large shelved and hanging wardrobe with double cupboards over.

Bedroom Four (currently used as a study) with views to Brailes Hill, shelved and hanging double wardrobe with double cupboard over.

Family Bathroom with bath and Mira Sport electric shower unit and shower curtain over, w.c., wash hand basin, shelved airing cupboard with insulated hot water cylinder.



Bedroom Three with built-in understairs cupboard.

Second floor **Landing** with sliding door to

Cloakroom with w.c., wash hand basin, Velux window, exposed beam.

Attic Room One L-shaped into eaves with exposed beams, two Velux windows, two eaves storage cupboards, walk-in eaves cupboard.

Attic Room Two into eaves with exposed beams, two Velux windows, three eaves storage cupboards.

Garaging & Car Parking From the village lane, gravelled drive with timber gate leads to the gravelled car parking area in front of the detached **Double Garage** with light connected, side door.

The Gardens The gardens which surround Silver Birches are enclosed by hedging and have been attractively landscaped. Immediately to the front of the house and to the south the gardens are principally lawned with well-stocked rose, flower and rockery borders incorporating a paved terrace, greenhouse and wooden store shed with water, power and light connected.

There is a further paved terrace between the wooden store shed and garage beyond which is a further lawned area incorporating two fine silver birch trees, a weeping silver birch and a number of fruit trees together with raised vegetable beds and a soft fruit cage.

GENERAL INFORMATION

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 G.

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

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

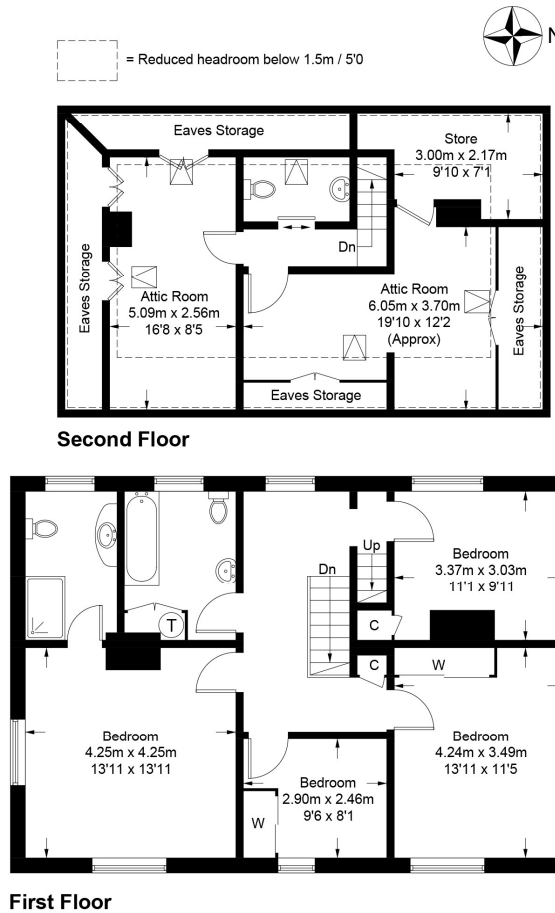
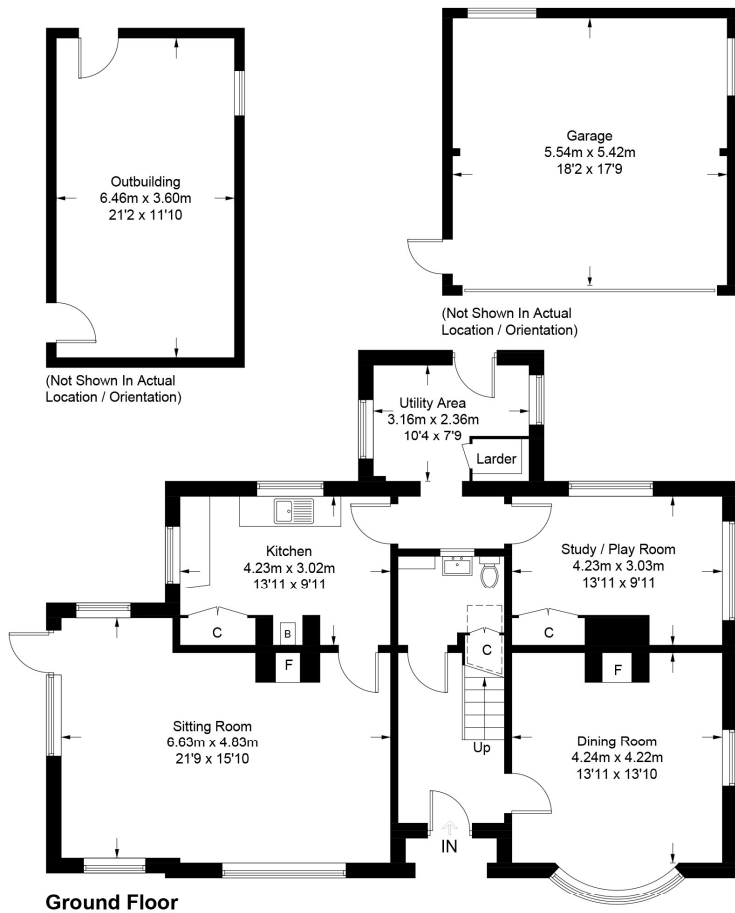
Energy Performance Certificate
Current: E (40) Potential: D (68)

Directions From Shipston on Stour take the B4035 east for Brailes and Banbury. After about half a mile turn right at a crossroads signposted for Willington. Continue into the village and around an S-bend and as the road straightens out the driveway to Silver Birches is on the right after about 30 yards. **Postcode CV36 5AS**

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/S3050/F002/14.04.2022

FLOOR PLANS



Approximate Gross Internal Area = 239.3 sq m / 2576 sq ft

Garage / Outbuilding = 53.2 sq m / 573 sq ft

Total = 292.5 sq m / 3149 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID851605)

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