



PINNEGAR HOUSE, TELEGRAPH STREET, SHIPSTON ON STOUR

SECCOMBES

ESTATE AGENTS



**PINNEGAR HOUSE  
49 TELEGRAPH STREET  
SHIPSTON ON STOUR  
WARWICKSHIRE  
CV36 4DA**

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 SPACIOUS AND WELL PRESENTED THREE-STOREY SEMI-DETACHED HOUSE CLOSE TO THE TOWN CENTRE WITH A WALLED GARDEN AND OFF-ROAD CARPARKING SPACE, OVERLOOKING AN ATTRACTIVE GARDEN**

Entrance Hall, Sitting Room, Dining Room, Kitchen, Cloakroom, Three Bedroom, Two Bathrooms (One Ensuite), Double Glazing Gas-Fired Heating, Attractive Walled Courtyard Garden, Off-Road Parking Space

**Viewing through:**

**Secombes Estate Agents, Shipston on Stour**

**T: 01608 663788 E: [shipston@seccombesea.co.uk](mailto:shipston@seccombesea.co.uk)**



**Shipston on Stour** is a former market town situated in South Warwickshire. The town is a busy local centre with good shopping, schooling and recreational facilities serving its own population and a number of surrounding villages. The larger centres of Stratford upon Avon, Banbury and Oxford are accessible.

**Pinnegar House** is spacious, well-presented and attractive semi-detached town house which was built by the local and renowned award winning builders, Johnson and Johnson, in the late 1990s. The features in the house include pine-boarded flooring and ceramic tiled flooring and sash windows, together with leaded light stain glass windows.

The house is situated in a quite location overlooking an attractive gravelled courtyard, with central flower border, within easy walking distance of the town centre and offers spacious and well-proportioned accommodation benefiting from gas fired central heating and double glazed windows.

In addition the former garage has been converted into a dining room, which complements the sitting room with an open wrought iron fireplace. Outside to the front is an attractive enclosed walled courtyard garden. The accommodation briefly comprises:



**Entrance Hall** with ceramic tiled floor, door to back passageway, ceramic tiled floor and door to **Cloakroom** with w.c., wash hand basin, ceramic tiled floor, sash windows.

**Sitting Room** with open fireplace with cast iron surround and mantle shelf, exposed pine boarded floor, two wall light points. Archway through to

**Dining Room**, with wall light point, ceramic tiled floor, half glazed door to back storage passage.

**Kitchen** part-tiled with one and a half bowl and single drainer sink unit with fitted cupboard under, fitted base units with work surfaces over, fitted wall units including display unit with plate rack, Worcester gas-fired boiler for central heating and hot water, plumbing for washing machine, ceramic tiled floor.

From the entrance hall stairs rise to the first floor **Landing**.

**Bedroom Two** with two built-in double wardrobes.

**Bedroom Three**

**Family Bathroom** part tiled with bath and shower attachment, w.c., wash hand basin with mirror, shaving light and point over.

From the landing stairs rise to second floor to

**Bedroom One** with two built-in double wardrobes. Door to **Ensuite Bathroom** part tiled with bath, w.c., wash hand basin with fitted mirror, shaving light and point over, shower cubicle, access to **Roof Space**, ceramic tiled floor.

Outside to the front is a walled **Courtyard Garden** with brick pavier surrounded by well-stocked flower and shrub borders. Adjoining is an allocated single **Car Parking Space**.

To the back and approached from either the entrance hall or dining room is an enclosed storage passage.

## 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 E.

### Fixtures and Fittings

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

### Services

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

### Energy Performance Certificate

Current: 73 (C) Potential: 82 (B)

### Directions

From the centre of Shipston on Stour, take Church Street (A3400) north for Stratford upon Avon. Having past Tesco Express, turn immediately left into Telegraph Street. Proceed past the car park and Brindles Alley on the left, and after about a further fifty yards turn left under an Archway. Pinnegar House, 49 Telegraph Street is situated across the courtyard and adjoining the garages on the right.

### Postcode CV36 4DA

### IMPORTANT NOTICE


These 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.

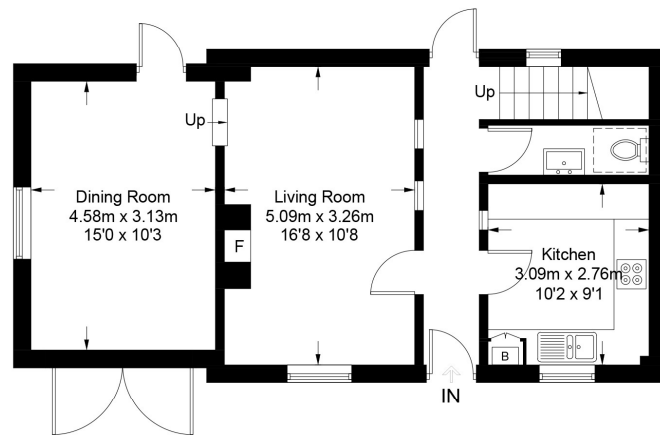
MFF/S3091/F005/10.03.2023



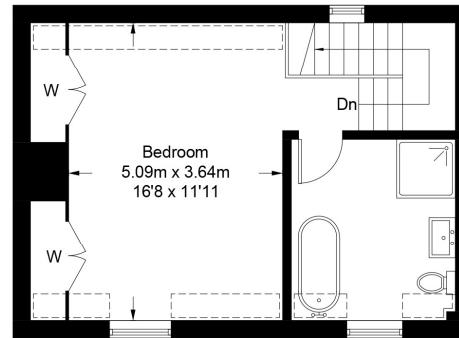
## FLOOR PLANS



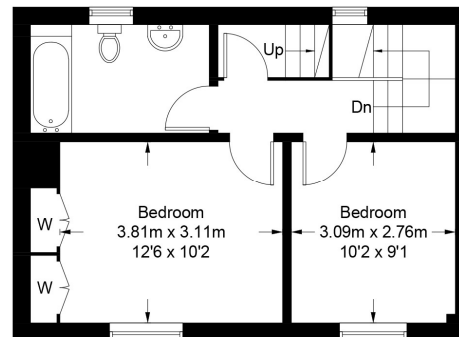
 = Reduced headroom below 1.5m / 5'0"



**Ground Floor**



**Second Floor**



**First Floor**

Approximate Gross Internal Area = 126.5 sq m / 1362 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID919271)



**T: 01608 663788**

10 Market Place, Shipston on Stour,  
Warwickshire CV36 4AG  
shipston@seccombesea.co.uk

**SECCOMBES**

ESTATE AGENTS

[www.seccombesestateagents.co.uk](http://www.seccombesestateagents.co.uk)