



SHEEP STREET, SHIPSTON ON STOUR, WARWICKSHIRE

SECCOMBES

ESTATE AGENTS



## 1 SHEEP STREET SHIPSTON ON STOUR CV36 4AE

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 WELL-LOCATED GRADE II LISTED FOUR BEDROOM TOWN HOUSE SITUATED IN A POPULAR ROAD CLOSE TO THE HIGH STREET

Entrance Hall, Sitting Room, Dining Kitchen, Cellar, Back Hall Utility Area, Cloakroom, Four Bedrooms, Family Bathroom. Gas-Fired Heating. Small Enclosed Courtyard.

#### Viewing through:

**Seccombes Estate Agents, Shipston on Stour**

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**Shipston on Stour** is a popular former market town with an attractive Georgian centre situated in South Warwickshire on the edge of the north Cotswolds. The town is a busy local centre with good shopping, schooling and recreational facilities.

The larger centres of Stratford upon Avon, Banbury and Oxford are accessible. The area is serviced by a network of main roads including the A3400 (Oxford to Birmingham) Road

Junctions 11 and 15 of the M40 motorway are accessible at Banbury and Warwick respectively. There are mainline stations at Moreton in marsh and Banbury with train services South to Oxford and London respectively. There is also a

service from Banbury to London Marylebone just under an hour.

**1 Sheep Street** is a well located Grade II listed four-bedroom town house situated in a popular road a short distance from the High Street.

There is a plaque on the outside of the property dated 1703 depicting "John Pittway, Ironmonger (1657 to 1709) Founder of a Charity for the Relief of the Poor".

The house, which is it is considered would benefit from some renovation and updating offers spacious and well-



proportioned accommodation over three floors and is situated about fifty yards from the High Street.

Features within the property incorporate a fine inglenook fireplace (sealed) with number of attractive exposed beams and timbers, together with a large cellar.

The accommodation briefly comprises:

#### Entrance Hall

**Sitting Room** with fine inglenook fireplace with exposed stone chimney breast, shepherd's seats and stone hearth, bay window, exposed beams.

**Dining/Kitchen** with one a half bowl stainless steel sink unit and single drainer with fitted cupboards under, fitted base units with work surfaces over, fitted wall unit, gas cooker point, bay window.

**Inner Lobby** with trap door and steps down to the **Cellar** comprising three rooms with light connected.

**Back Hall** with **Utility Area** and door to **Enclosed Courtyard**, **Cloakroom** with w.c., wash hand basin, Viessmann gas-fired boiler for central heating and hot water.

First floor **Landing** with **Two Double Bedrooms** each with walk-in wardrobes. **Family Bathroom** with bath, separate shower cubicle, w.c., wash hand basin, heated towel rail, fitted shelving.

**Second Floor** (which is into eaves) with **Landing**, with **Two further Double Bedrooms** with exposed painted beams and timbers.

#### 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 F.

##### 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. Viessmann gas fired boiler for central heating and hot water.

#### Energy Performance Certificate

Current: 59 (D) Potential: 82 (B)

#### Directions

By car from the centre of Shipston on Stour take the B4035 for Chipping Campden (West Street) taking the first turning right into Darlingscote Road. After about 30 yards take the next first turning right into Sheep Street. 1 Sheep Street is situated at the bottom of Sheep Street opposite the shop "A Touch of Dust".

#### Postcode CV36 4AE

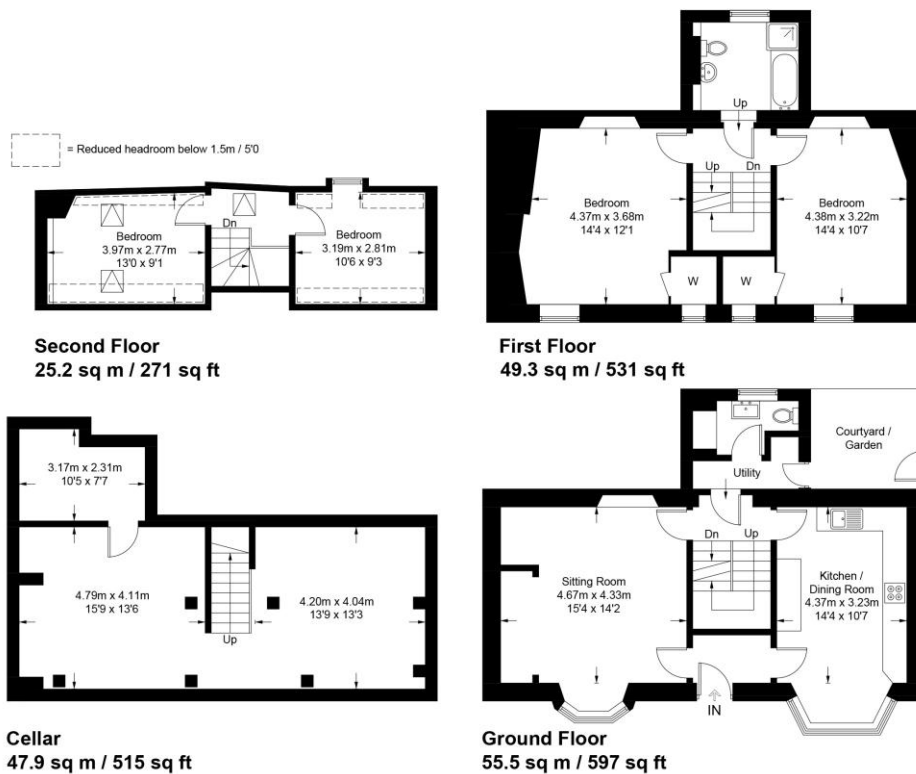
#### IMPORTANT NOTICE

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/S3231/F005/14.05.2025**



## FLOOR PLANS



Approximate Gross Internal Area = 130.0 sq m / 1399 sq ft

Cellar = 47.9 sq m / 515 sq ft

Total = 177.9 sq m / 1914 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1196938)



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