



VAUGHANREYNOLDS
ESTATE AGENTS

15 High Street
Shipston-On-Stour, CV36 4AB



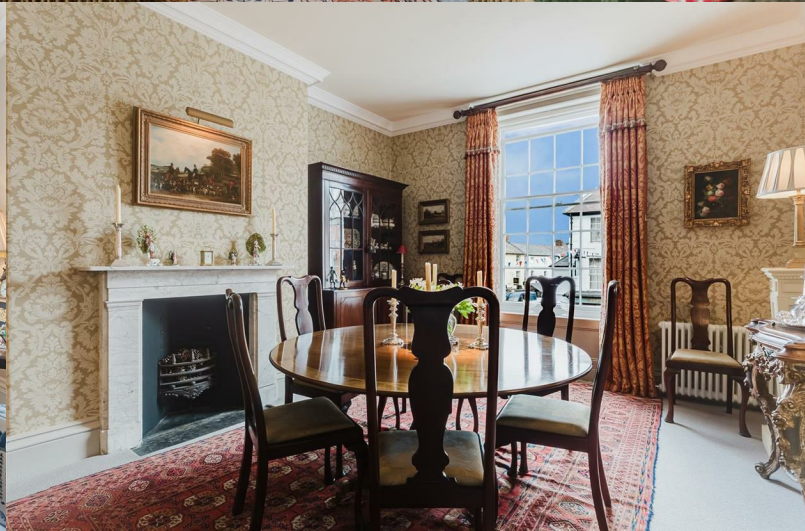
The Property

Hidden discreetly behind an unassuming entrance in the very heart of Shipston-on-Stour lies one of the town's most remarkable homes. Beautifully restored and exquisitely presented, this truly unique Grade II listed townhouse seamlessly blends period elegance with thoughtful contemporary refinement. Every element of the renovation has been meticulously considered, resulting in a home of exceptional quality, character and timeless style. A reflection of our client's expertise as an accomplished interior designer, every room has been carefully curated to create an atmosphere that is both sophisticated and effortlessly welcoming.

A private entrance hall provides a wonderful first impression, setting the tone for the accommodation beyond. From here, access is provided to a superb cellar, ideal for wine storage or additional ancillary space, while an elegant staircase rises gracefully through the property beneath a striking glazed lantern, allowing natural light to cascade through the centre of the home.

The split-level first floor has been intelligently arranged to create an exceptional balance between entertaining and everyday living. To one side, the beautifully appointed dining kitchen forms the heart of the home, fitted with an extensive range of classic shaker-style cabinetry complemented by contrasting wall units and quality work surfaces. A Belfast sink, range cooker, integrated fridge, dishwasher and generous dining space combine to create a room equally suited to family life and entertaining. Adjoining the kitchen is a superbly equipped utility room, providing practical laundry facilities together with a cloakroom/WC.

Across the landing are two elegant reception rooms, both enjoying an abundance of natural light through impressive sash windows overlooking the historic town square. The combination of tall ceilings, period fireplaces and classic column radiators creates a wonderful sense of grandeur whilst retaining a warm and inviting atmosphere. The formal dining room offers an ideal setting for entertaining, while the beautifully proportioned sitting room benefits from bespoke fitted display shelving, providing a perfect backdrop for books, artwork and personal collections.







The second floor continues to impress, offering three generous double bedrooms, each with its own distinctive character. The principal bedroom is particularly impressive, boasting a dramatic vaulted ceiling and fitted storage and a stylish en-suite shower room featuring an oversized walk-in shower, wash hand basin and WC. A second bedroom enjoys the luxury of a substantial walk-in dressing room, and bedroom three has built in storage, both bedrooms are served by beautifully appointed bath and shower rooms, all finished to the same exacting standard found throughout the home.

Whilst the property does not benefit from private outside space, this is more than compensated for by its enviable central location. An array of cafés, restaurants, independent shops and everyday amenities are quite literally on the doorstep, whilst picturesque riverside walks and the beautiful surrounding Warwickshire countryside are only moments away. Whether seeking an elegant permanent residence, an exceptional lock-up-and-leave retreat or a stylish second home, this remarkable townhouse offers a rare opportunity to acquire one of Shipston-on-Stour's finest hidden homes.

The Location

Shipston-on-Stour is a charming Market Town, within five miles of the Northern Cotswold escarpment and easy driving distance of Stratford upon Avon, Banbury, Warwick and the M40, Coventry and Birmingham.

There are main line rail stations at Banbury providing service to London Marylebone and Moreton in Marsh providing service to London Paddington. The M40 has access points at Banbury (12 miles) and Gaydon (10 miles). Surrounding countryside is delightful undulating Warwickshire pastureland. Shipston-on-Stour has many and varied facilities and amenities including primary and secondary schools, library, community hospital, medical centre, recreational facilities together with good local shopping.





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FLOOR 2

FLOOR 3

FLOOR 4

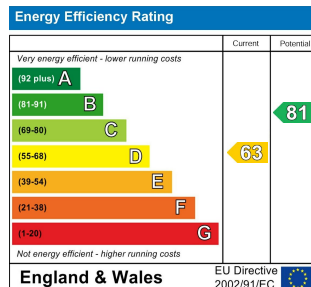
GROSS INTERNAL AREA
FLOOR 1 34.4 m² (371 sq.ft.) FLOOR 2 20.0 m² (215 sq.ft.) FLOOR 3 106.3 m² (1,145 sq.ft.)
FLOOR 4 113.1 m² (1,217 sq.ft.)
EXCLUDED AREAS : REDUCED HEADROOM 6.0 m² (64 sq.ft.)
TOTAL : 273.9 m² (2,948 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

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GENERAL INFORMATION

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. N.B. Some of the images used may have been enhanced using AI.

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 Leasehold with vacant possession upon completion of the purchase. Lease is 999 year term from 2019. No Ground Rent payable. Service Charge: There is a split cost for services of the whole building which you will be responsible for the following: Building Insurance 72%, Wider maintenance 76.55%. Windows are the sole responsibility of the associated property.

Services: All mains services are understood to be connected to the property.

Local Authority: Stratford, Council Tax Band E

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in their employment, has an authority to make or give any

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