



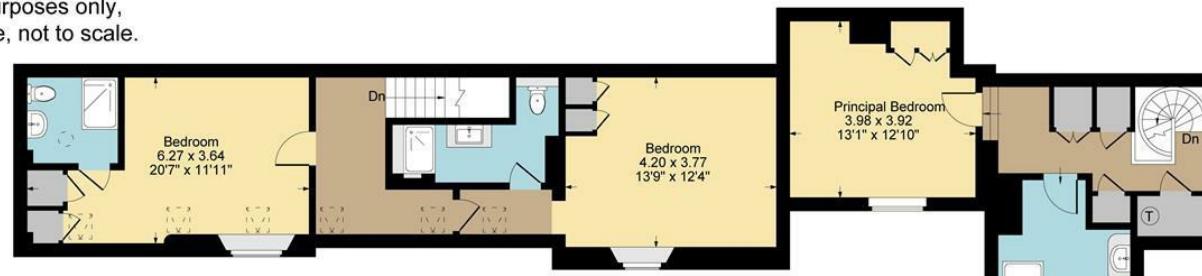
Peter Clarke

The Old Kiln House, 8 West Street, Shipston-on-Stour, CV36 4HD

## The Old Kiln, Shipston-on-Stour

Approximate Gross Internal Area  
Ground Floor = 104.82 sq m / 1128 sq ft  
First Floor = 98.39 sq m / 1059 sq ft  
Garage = 23.27 sq m / 251 sq ft  
Outbuilding = 6.59 sq m / 71 sq ft  
Total Area = 233.07 sq m / 2509 sq ft

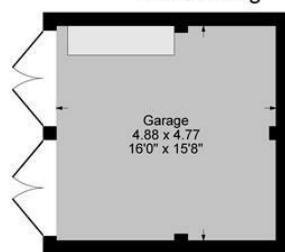
Illustration for identification purposes only,  
measurements are approximate, not to scale.



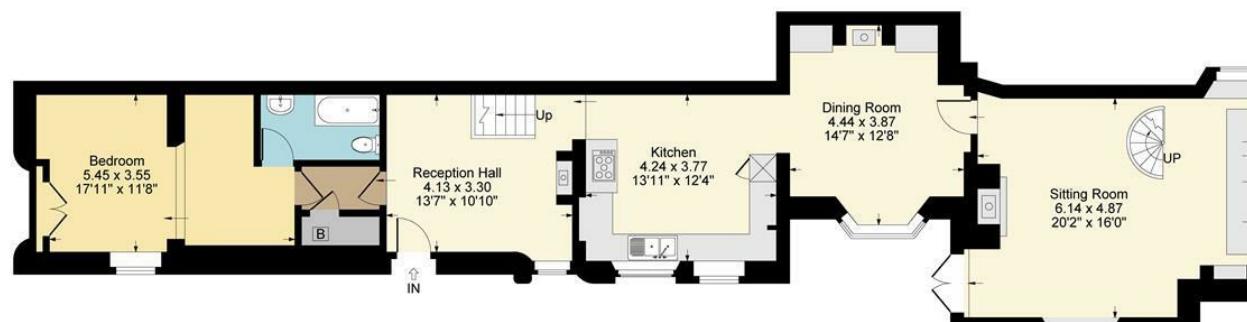
First Floor



Outbuilding



Garage



Ground Floor

- Old town centre location
- Spacious well appointed accommodation arranged over two floors
- Four en suite bedrooms
- Insulated garden home office
- Flagstone flooring, exposed beams and wood burning stoves
- Double garage
- Viewing highly recommended



£877,000

A rare opportunity to acquire this hidden gem of a beautiful spacious 350 year old property with a wealth of character features, including original outside barn doors, landscaped south facing garden with a home office and a double garage. In excellent order throughout, providing four stunning double bedrooms all with en suite facilities, stylish kitchen, dining room and sitting room.

Shipston-On-Stour is a market town situated in the southern tip of Warwickshire in an area close to the Cotswold Hills and the Gloucestershire and Oxfordshire borders. It provides the local shopping centre for many surrounding villages. The town also has both a Primary and Secondary School, medical centre, library and sports facilities. The main centres for the area are Stratford upon Avon (11 miles), Banbury(14 miles), Warwick (17 miles), Leamington Spa (18 miles). There are mainline rail services to London from the Cotswold town of Moreton in Marsh (7miles) and Banbury (14 miles).

#### **ENTRANCE HALL**

with wood burning stove, flagstone flooring.

shower, bespoke wash hand basin unit and WC, Carrara marble tiled flooring with part tiled walls and underfloor heating

#### **KITCHEN**

high quality units with worktop incorporating double Belfast style sink. Integrated tall fridge and dishwasher, Rangemaster Elan cooker with built in induction hob and brushed metal extractor fan hood over. Travertine tiled flooring.

#### **GROUND FLOOR BEDROOM**

leading from entrance hall there is a small lobby with door into storage cupboard housing boiler. This leads through a door into the bedroom with window to front, original flagstone flooring.

#### **DINING ROOM**

with bay window, feature exposed brick fireplace housing wood burning stove, alcove wall and base cupboards, polished wood flooring.

#### **EN SUITE BATHROOM**

with Burlington furniture including roll top bath having shower over, pedestal wash hand basin, WC, heated towel rail, part tiled walls and original flagstone flooring.

#### **SITTING ROOM**

with double French doors to garden and window to side, feature stone fireplace housing wood burning stove, range of fitted shelving, drawers and low level cupboards, polished wood flooring. A wrought iron spiral staircase leads up to the rear landing.

#### **MAIN LANDING FIRST FLOOR**

with window to front, lovely exposed stone, two Velux windows, doors to bedrooms.

#### **REAR LANDING**

Accessed via the sitting room with dressing area having a range of fitted cupboards, laundry cupboard and wardrobes.

#### **BEDROOM**

with low level window set in beautiful exposed stone. High beams, Velux windows and fitted wardrobe.

#### **PRINCIPAL BEDROOM**

Vaulted ceiling, exposed beams and triple fitted wardrobe.

#### **EN SUITE SHOWER ROOM**

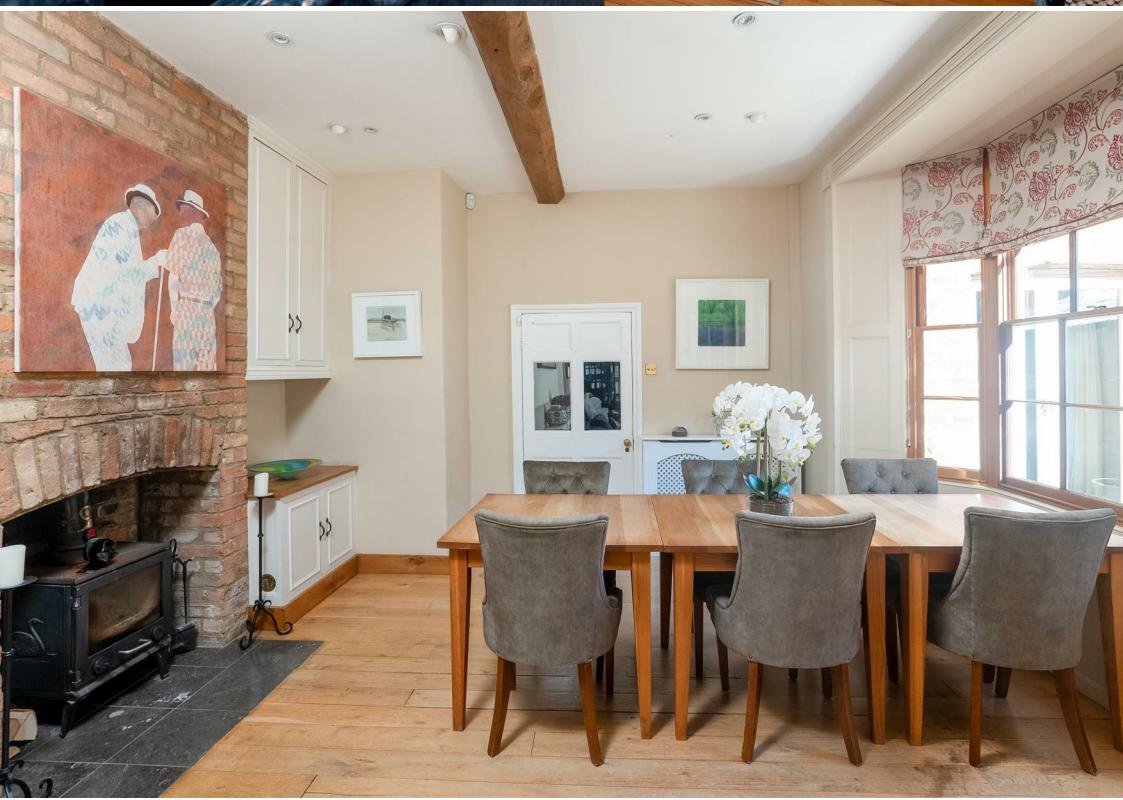
with porthole skylight, walk in shower, Burlington furniture including wash hand basin unit, WC, heated towel rail, Carrara marble tiled flooring and part tiled walls.

#### **SHOWER ROOM**

with window to front, Burlington furniture including walk-in

#### **BEDROOM**

with window to front, feature exposed beams, double fitted wardrobe, feature wall panelling.







### **EN SUITE SHOWER ROOM**

with double width shower cubicle, wash hand basin unit with integrated drawer, WC, chrome heated towel rail, tiled walls and tiled floor.

### **OUTSIDE**

A walled garden with a mix of paved pathways, patios, water feature, large wood store, planted beds with irrigation system, mature shrubs and trees including damson and plum tree.

### **DOUBLE GARAGE**

with two sets of double doors, internal power and light.

### **INSULATED GARDEN HOME OFFICE**

currently used as an office with power, light, windows and doors.

### **GENERAL INFORMATION**

**TENURE:** The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains gas, water, electricity and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

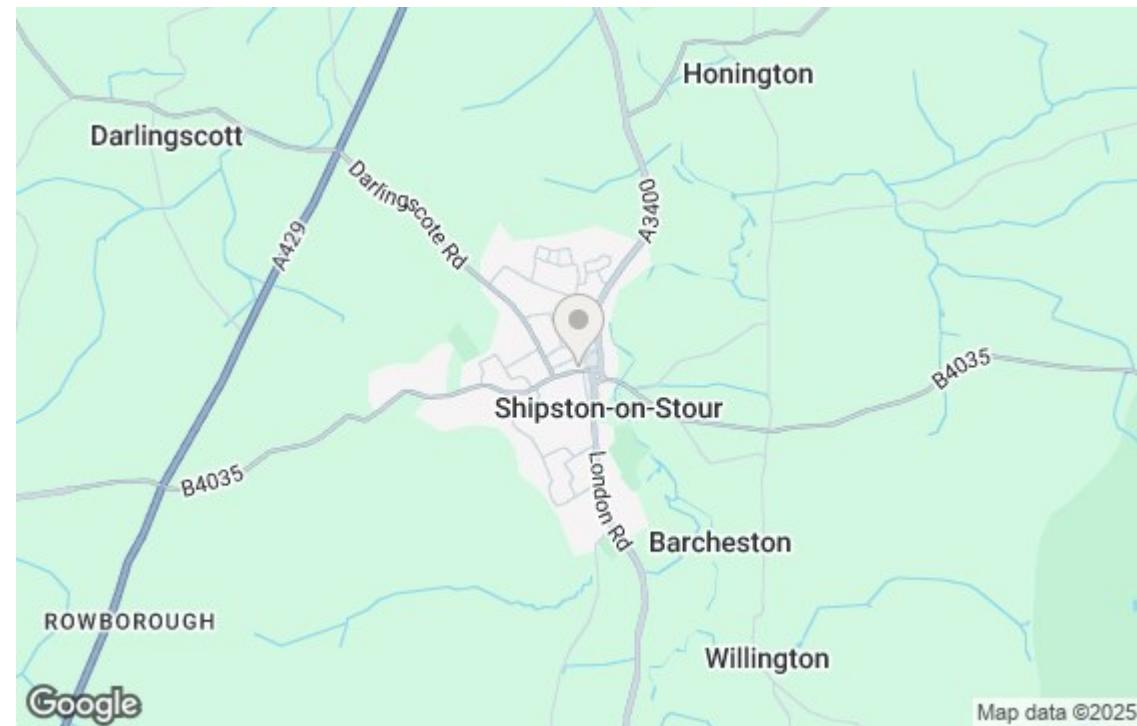
**FLYING FREEHOLD:** A flying freehold exists at the rear of the sitting room with a neighbouring property above it.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band D.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** Not required. Grade II Listed.

**VIEWING:** By Prior Appointment with the selling agent.





**DISCLAIMER:** Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation or warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.



Multi-award winning offices  
serving South Warwickshire & North Cotswolds

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