

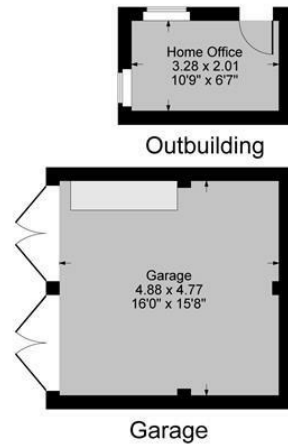
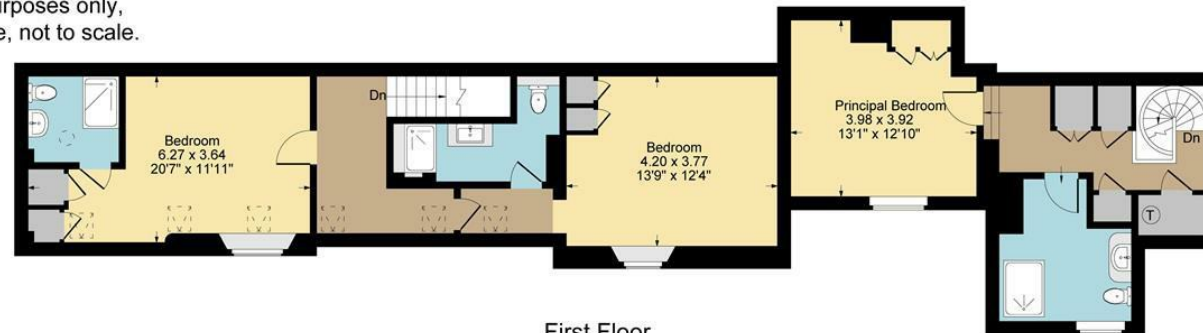


The Old Kiln House, 8 West Street, Shipston-on-Stour, CV36 4HD

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.



- 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 (7 miles) and Banbury (14 miles).

ENTRANCE HALL

with wood burning stove, flagstone flooring.

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.

DINING ROOM

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

REAR LANDING

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

PRINCIPAL BEDROOM

Vaulted ceiling, exposed beams and triple fitted wardrobe.

SHOWER ROOM

with window to front, Burlington furniture including walk-in

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

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.

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.

MAIN LANDING FIRST FLOOR

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

BEDROOM

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

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.

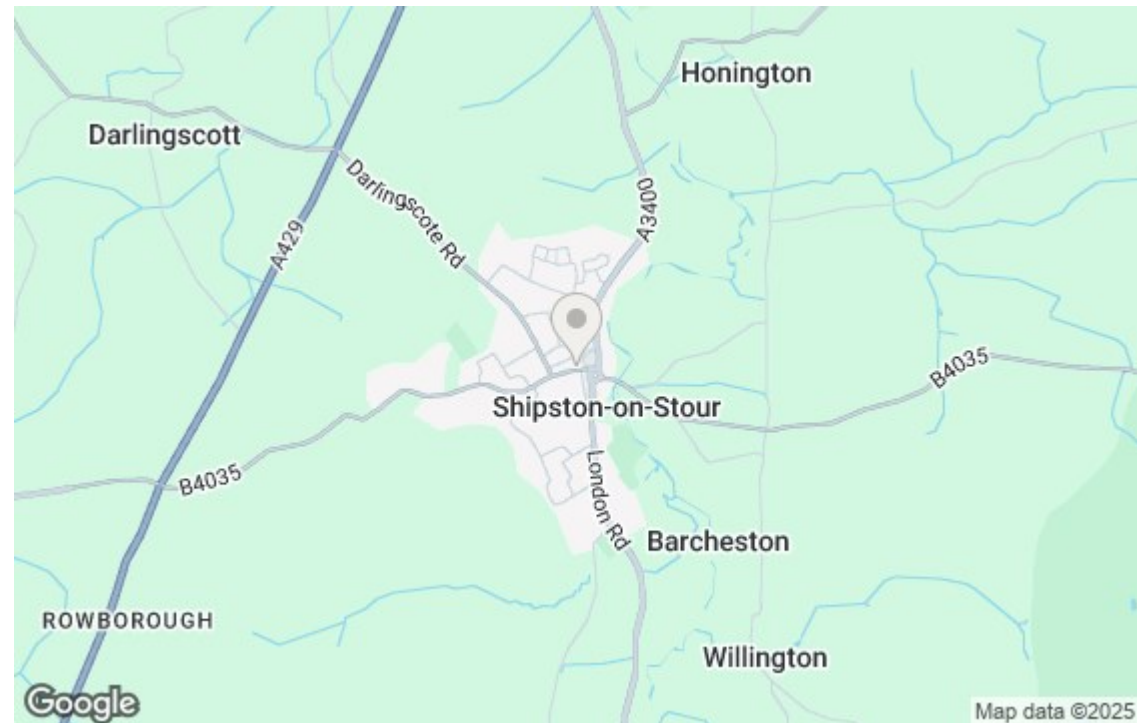
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: Not required. Grade II Listed.

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 of 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.





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