



Green End Farm, Willington, Shipston-on-Stour, Warwickshire



A beautifully presented Cotswold stone home with generous gardens and ancillary accommodation.

Summary of accommodation

Main House

Ground Floor - Reception hall | Cloakroom
Kitchen/breakfast/family room | Drawing room
Sitting/dining room | Study | Utility room

First Floor - Principal bedroom suite with en suite and dressing room | Four further double bedrooms
Family bathroom | En suite

Outbuildings

Triple garage
Guest room with en suite above the garage | Boiler room

Garden and Grounds

Mature gardens with various outdoor seating areas
Parking for several vehicles

In all about 0.9 acres



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Willington

A quaint village situated on the Southern edge of the market town of Shipston-on-Stour, which was noted by the Sunday Times as one of the best places to live in the UK, and which provides an excellent selection of independent shops including butchers, a greengrocer, bakery, cafes, boutique hotel, vets, doctor's surgery, cottage hospital and pre, junior and secondary schools. To the north is the large town of Stratford-upon-Avon, providing more extensive shopping and leisure facilities, as well as being the region's cultural centre and the home of the Royal Shakespeare Company. The renowned Daylesford and Soho Farmhouse are nearby, just 10 miles and 15 miles respectively.

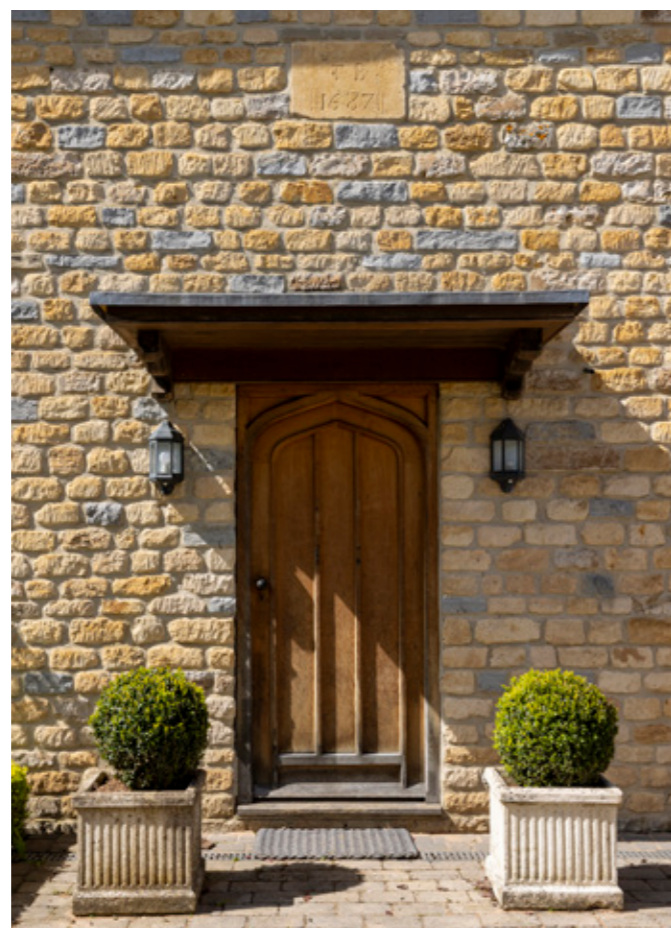
South Warwickshire is renowned for its excellent selection of state, private and grammar schools, including the boys and girls grammar schools in Stratford-upon-Avon, Warwick Boys School and King's High in Warwick, The Croft School at Stratford-upon-Avon, Bloxham and Sibford Ferris Public Schools and Kitebrook in Moreton-in-Marsh. There are school and public bus routes through the town.

For the commuter, there is easy access to the M40 (J12), Banbury and Warwick Parkway for trains to London Marylebone, and Moreton-in-Marsh for trains to London Paddington.

Sporting and leisure activities in the area include a popular swimming pool and gym, rugby club and sports club in Shipston; golf at Brailes, Tadmarton and Chipping Norton; racing at Stratford-upon-Avon, Warwick and Cheltenham, as well as easy access to the world-class theatre at Stratford-upon-Avon. A network of footpaths and bridleways also provides easy access to the wonderful surrounding countryside on offer.

Distances

Shipston on Stour 1.5 miles, Moreton-in-Marsh 6 miles, Stratford upon Avon 12 miles, Banbury 14 miles (trains to Marylebone from 56 mins) Oxford 30 miles. (Distances and times approximate)



Green End Farm

A beautiful Cotswold stone home that sits centrally in its plot, Green End Farm provides light and spacious accommodation across the main house and outbuilding to offer flexible living spaces for a multitude of buyers. The property is presented in immaculate order with a blend of period charm and features along with modern contemporary living.

A generous reception hall welcomes you with oak flooring and timber panelling, stairs leading to the first floor and doors leading off to each of the main living spaces which include a drawing room with inglenook fireplace, mullioned windows and timber beams. The sitting room / dining room is located at the rear of the hall and provides great space with doors onto the terrace. The kitchen is stunning with space for dining, seating and entertaining around the large central island. The room has a dual aspect with double doors leading onto the rear terrace. A very well equipped boot room and study are on hand beyond the kitchen, both with external doors.

Accommodation on the first floor is equally impressive with a dual aspect principal suite with dressing room and en suite. Three further bedrooms are provided, one with a en suite loo and basin and a family bathroom to serve all. The fifth bedroom is located at the end of the property, accessed via a separate staircase, perfect for guests or relatives and offers an en suite bathroom.









Garden and Grounds

Green End Farm is approached through a five-bar gate, with a block paved driveway which offers parking for many cars to the front of the property and garage. The triple garage building is generous with external steps leading up to a large bedroom / living room and en suite shower room. The mature gardens surround the house with a selection of outdoor seating areas, large lawned areas, wonderfully planted mature beds and a selection of mature shrubs and trees.

Approximate Gross Internal Floor Area

House: 394 sq m (4,242 sq ft)

Outbuildings: 109 sq m (1,175 sq ft)

Total: 503 sq m (5,417 sq ft) includes restricted head height



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Property information

Tenure: Freehold.

Services: Mains water, electricity and drainage. Oil fired central heating. BT broadband.

Local Authority: Stratford District Council. Telephone: 01789 267575

Council Tax Band: G

Energy Performance Certificate Rating: Band D

Postcode: CV36 5AS

What3Words: ///dark.luxury.streamers

Viewings

All viewings strictly by appointment only through the vendors' sole selling agent, Knight Frank LLP.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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