



# HONEYSUCKLE HOUSE


Blackwell, Nr Shipston-on-Stour, Warwickshire








# AN EXCELLENT VILLAGE HOME OFFERING SPACIOUS, VERSATILE LIVING SPACES.

This well-appointed family home offers comfort and convenience on the Cotswolds border.

  
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**Distances:** Moreton-in-Marsh 7 miles (trains to London Paddington from 96 mins), Chipping Campden 8 miles  
Stratford-upon-Avon 8 miles, Banbury 17 miles (trains to London Marylebone from 52 mins)  
(All distances and times are approximate)



# SITUATION

Set in the heart of rolling South Warwickshire countryside, Blackwell is a charming village just north of the Cotswolds. Nearby Shipston-on-Stour offers everyday amenities, while historic Stratford-upon-Avon provides a wide range of shops, restaurants, and cultural attractions.

The Cotswold market towns of Moreton-in-Marsh and Chipping Campden are within easy reach, and there are excellent transport links, including the M40 at Warwick (J15) and Banbury (J11).

The area is well-served by highly regarded state, private, and grammar schools, including The Croft Prep, King’s High School, Warwick Schools, and Stratford Grammar.

Outdoor and sporting enthusiasts will enjoy local golf courses, racecourses at Cheltenham and Stratford, and miles of scenic walking and riding routes through unspoilt countryside.

# THE PROPERTY

This well-presented home offers a rare chance to enjoy flexible living space in a great village location. With plenty of room for family life, the property is ready to move into.

The entrance hall leads to two main reception rooms — a formal drawing room and a cosy sitting room with double doors opening into a large conservatory/orangery. The conservatory fills the space with natural light and provides views over the garden. The kitchen/breakfast room is spacious and ideal for everyday use and informal dining. A home office/study offers a quiet workspace, while a utility room and cloakroom add practical convenience.







On the first floor, five good-sized bedrooms provide ample accommodation, complemented by a family bathroom and a separate shower room.







Outside, Honeysuckle House is set within delightful gardens and grounds. Extensive lawns are complemented by mature shrub beds, colourful wildflowers, and peaceful seating areas, creating a private and tranquil environment. The gardens provide an ideal space for relaxing, entertaining, or family activities.

## PROPERTY INFORMATION

**Services:** Mains drainage, electricity and water are connected to the property. Oil fired central heating.

**What3Words:** ///chopper.interviewer.detained

**Tenure:** Freehold

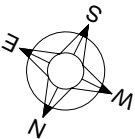
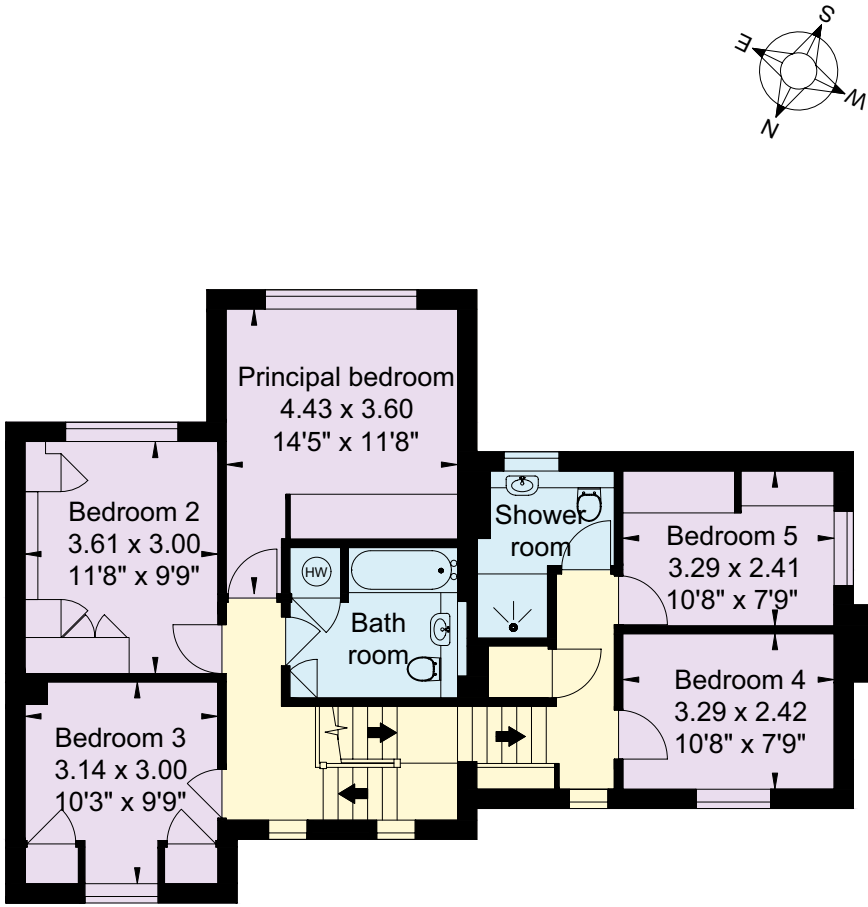
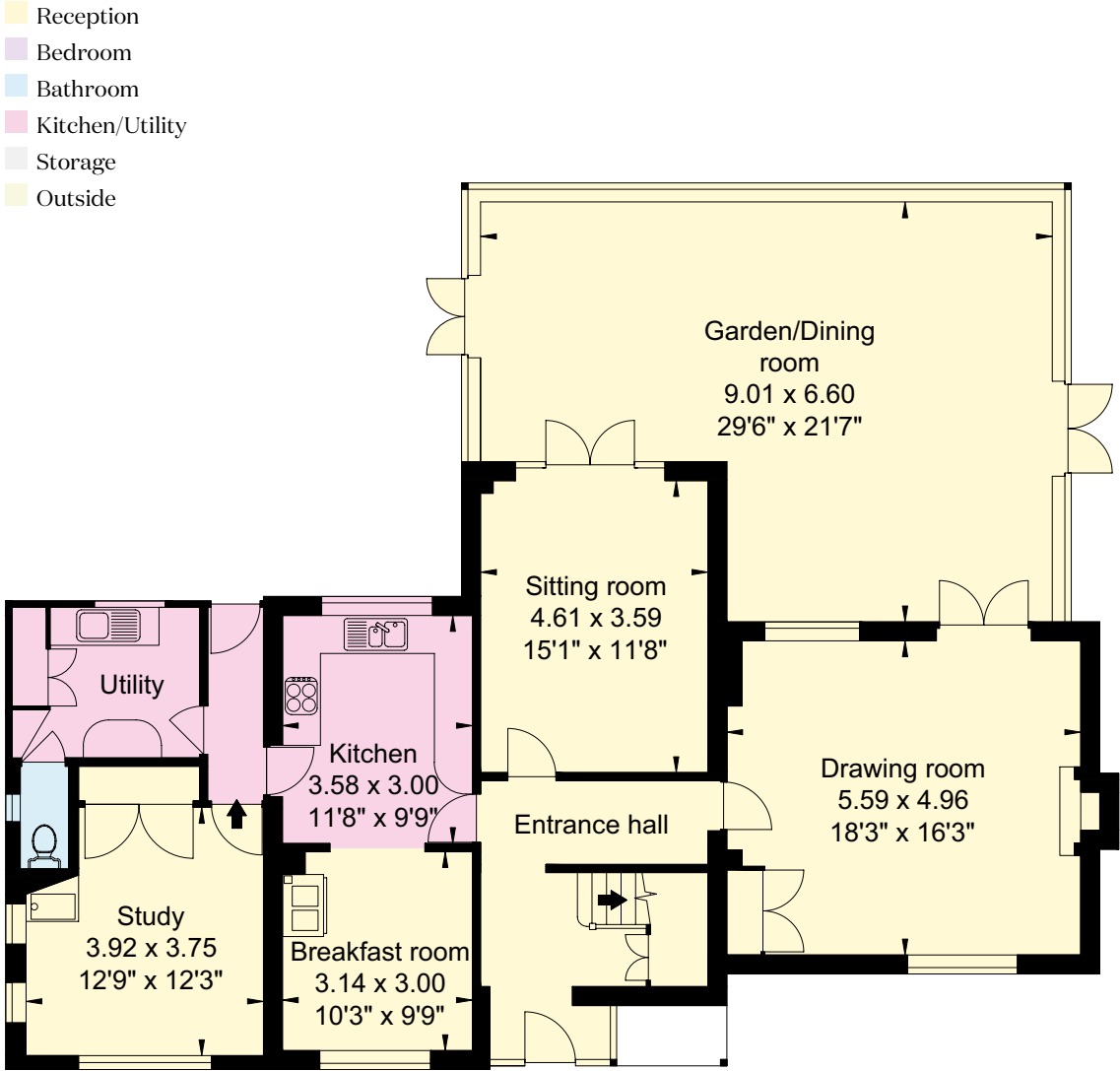
**Local Authority:** Stratford-on-Avon District Council.

**Council Tax:** Band E

**Viewing:** By prior appointment only with the agents.







Approximate Gross Internal Area  
245 sq m (2,638 sq ft)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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Date: 26 June 2025  
Our reference: STR012512181

## Honeysuckle House, Blackwell, Shipston-on-Stour, CV36 4PE

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,000,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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