

# LANDSLOWNE HOUSE

Shipston-on-Stour, South Warwickshire







# A HANDSOME, GRADE II LISTED TOWNHOUSE LOCATED IN THE SOUGHT-AFTER MARKET TOWN OF SHIPTON-ON-STOUR

With extensive living accommodation, secluded grounds of about half an acre and private parking.

## Summary of accommodation

Reception hall | Dining room | Drawing room | Study | Cloakroom | Kitchen/breakfast/sitting room | Utility room | Pantry | Wine cellar

Five bedrooms | Three bathrooms | Dressing room/shower room

Fine gardens | Private parking

**In about 0.5 acre**

**Distances:** Stratford-upon-Avon 9 miles, M40 (J12) 10 miles, Chipping Campden 8.5 miles, Moreton-in-Marsh 6 miles (trains to London Paddington)

Stow-on-the-Wold 12.5 miles, Banbury 15 miles (trains to London Marylebone from 56 minutes), Warwick 17 miles

(All distances and times are approximate)

# LOCATION

Sheep Street is Shipston-on-Stour's most prestigious location. Shipston-on-Stour was noted by the Sunday Times as one of the best places to live in the UK and provides an excellent selection of independent shops including a butcher, a greengrocer, bakery, cafés, boutique hotel, vet's, 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 and being the region's cultural centre and the home of the Royal Shakespeare Company.

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 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 world-class theatre at Stratford-upon-Avon and the art gallery at Compton Verney.

# THE PROPERTY

Lansdowne House is a substantial and imposing late C18 family home, with later additions, at the west end of Sheep Street, with off street parking and vehicular access to the main gardens from Darlingscote Road. The house is built of brick with the integral former cottage and barn built of stone.











The property incorporates attractive period elements, with Georgian pane sash windows, high ceilings and exposed timbers and trusses, attractive fireplaces, traditional wooden doors, architraves and stair bannisters. The bathrooms are finished to a high standard with marble and vintage-style fittings.

With the accommodation over three floors providing high-quality reception rooms and bedrooms, with a 35-foot-long magnificent contemporary kitchen/breakfast/sitting room, with fitted kitchen units with Corian worktops, Everhot electric range and double-glazed sink, with French doors to the garden, pantry and wine cellar. Spacious reception hall, with ceramic tile floor and cloakroom. The dining room has original recessed alcoves, and the drawing room overlooks the lovely walled garden. The large study/sitting room is dual aspect, with bookcases built in.













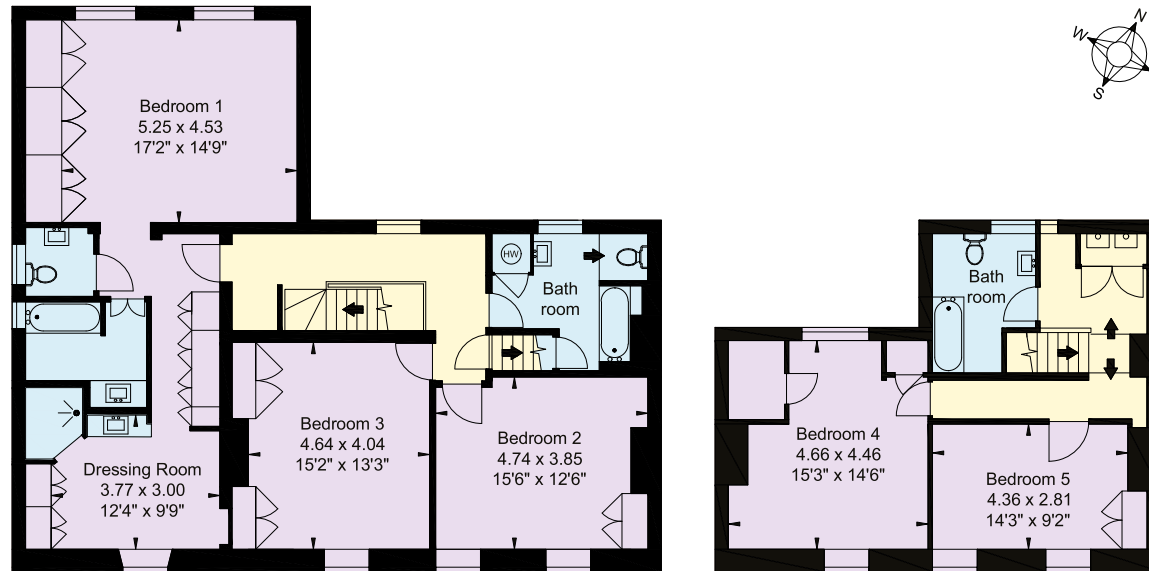


The principal bedroom suite is large and impressive, with windows facing on to the garden, a range of wardrobes, dressing room with shower and en suite bathroom with a separate WC. The first floor has two further substantial, south-facing bedrooms and a family bathroom, with a further two double bedrooms and third bathroom on the second floor.



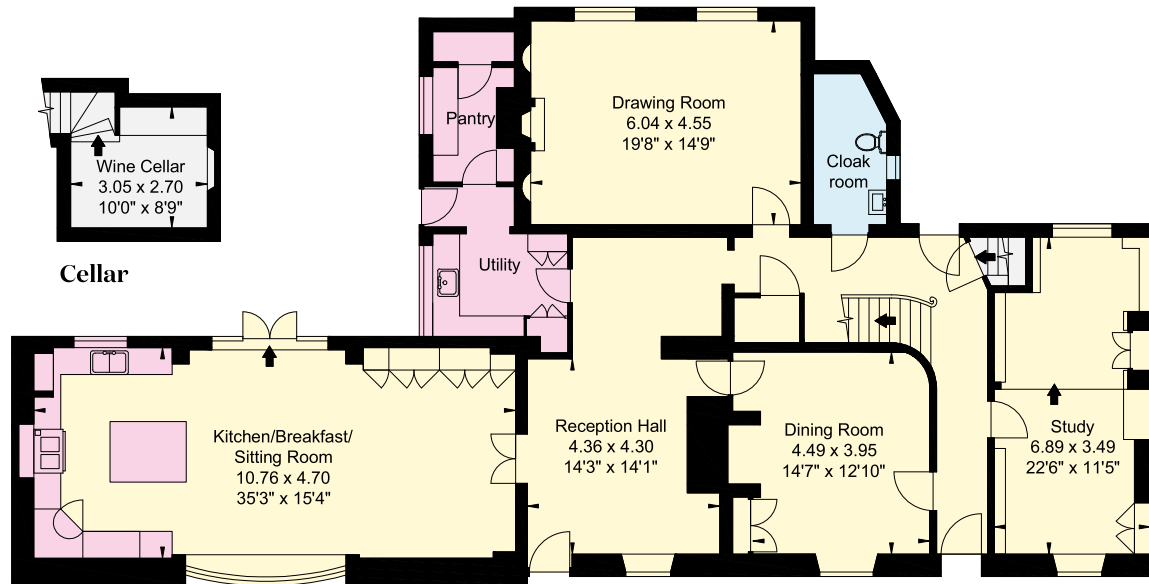






**First Floor**

**Second Floor**



**Ground Floor**

Approximate Gross Internal Area  
394 sq m (4,242 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.





## GARDEN AND GROUNDS

The mature, expansive, well-stocked gardens extending to about 0.5 acre are exceptional for a townhouse, with a side garden with a period-style greenhouse and a wrought-iron fence to Sheep Street and walled rear garden offering privacy and seclusion.

Manicured lawns are interspersed with established beds and borders, with an abundance of trees and shrubs, including two fine cedars and a cascading ash tree. Terraces behind the house are accessed from the kitchen, hall and utility room. A vehicular access off Darlingscote Road provides parking for two cars, and double wooden gates give access to the garden, with scope for additional parking or erection of a garage, subject to planning permission.









# PROPERTY INFORMATION

**Services:** Mains water, gas, drainage and electricity are connected to the property. Gas-fired central heating. Broadband.

**Tenure:** Freehold, with no upward chain

**Local Authority:** Stratford-on-Avon District Council: 01789 267575

**Council Tax:** Band G

**EPC:** D

**Directions (CV36 4AE):** From the centre of Shipston-on-Stour, take the B4035 towards Chipping Campden, turn first right into Darlingscote Road and right again into Sheep Street, which is a one-way street. Lansdowne House will be found on the left.

**What3words:** ///strong.basically.note

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







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Date: 22 July 2025  
Our reference: STR012528172

## Lansdowne House, 58 Sheep Street, Shipston-on-Stour, CV36 4AE

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£1,500,000**.

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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**We'd love to help you.**

Yours faithfully



**KNIGHT FRANK LLP**

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