



Shirley House
50 Beecham Road | Shipston on Stour | Warwickshire | CV36 4RJ

FINE & COUNTRY

SHIRLEY HOUSE

Shirley House is a four/five-bedroom, two reception room, executive detached home that is positioned on the edge of Shipston on Stour, on the border between south Warwickshire and the northern Cotswolds. The property overlooks farmland and countryside views, with the added bonus of a fully immersive home cinema, as well as a double garage and plentiful off-road parking.



This superb family home is perfectly placed, at the end of a quiet lane off a residential area on the edge of the riverside town of Shipston on Stour. Just a stroll from everything the town has to offer, from fabulous amenities and restaurants, both primary and secondary schools, and leisure and health centre.

The current owners have added multiple enhancements to the property including gorgeous new bathrooms and have converted the top floor into a home entertainment suite. The front and back gardens have also been landscaped. The property is fully decorated and ready for the next family to move straight in.

STEP INSIDE

Ground Floor

All rooms lead from the bright entrance hall, with ceramic tiles and underfloor heating. To the right into the kitchen, and round to the left where a staircase rises to the first floor. Off the entrance hall there is a newly refurbished WC and a snug, which is a great space that could accommodate multiple different uses.

The larger reception room, currently used as the living room, is bright and spacious with access through the double doors to the garden, as well as including a cosy gas fire as the main feature point. The heart of the property is the large open plan, breakfast kitchen room. The kitchen benefits from a large bay window, beautiful, fitted units and integrated appliances surrounded by Silestone luxury work surfaces. Standing centre is a Range cooker with dual ovens.

The kitchen has a centrally positioned island unit to gather round, and space at the front of the room currently being used for a dining area. The kitchen also benefits from rear French doors onto the garden, giving opportunity to open the space up in the summer months, providing a transition between indoor and outdoor living. There is also an easily accessible utility room for muddy boots or washing to be tucked away. This downstairs space truly is the best place for a busy growing family.













First Floor

The quality of the property continues on the first floor, with all bedrooms being wonderfully light and spacious. This floor boasts four bedrooms, with fitted wardrobes throughout and an immaculate ensuite in the master. There is a family bathroom that has been recently updated with a modern four-piece bathroom suite, ambient lighting, and Italian tiles.









Second Floor

Shirley House certainly comes into its own on the second floor! The current owners have completely transformed this space into the most amazing home cinema and film library. The Cinema room includes a huge 96-inch screen, high quality projector and to top it off, automated control of lighting and equipment! Discreetly hidden is a professional amplifier and Smart 4K Blu Ray Player - allowing you to play anything from DVDs to streaming Netflix. As well as this, the cinema includes its very own sound system with integrated Dolby Atmos ceiling speakers and a powerful sub-woofer. There are also black out blinds and luxury reclining chairs, everything you need to immerse yourself in your very own home cinema. Adjacent to this room is a movie themed WC, complete with matching ambient lighting and black out blind.









STEP OUTSIDE

The rear garden has been carefully landscaped with the most beautiful Indian Sandstone paving to create a large patio area for seating and socialising, as well as numerous shrubs and trees offering some shade and tranquillity, along with a lawned area.

At the front of the property, there are new railings and a low maintenance landscaped frontage, keeping the property looking aesthetically tasteful. The Sandstone paving leads up to the front door and continues around the side of the property through to the back garden. The driveway and parking are situated to the side of the property, providing parking for four cars in front of a double garage.



LOCATION

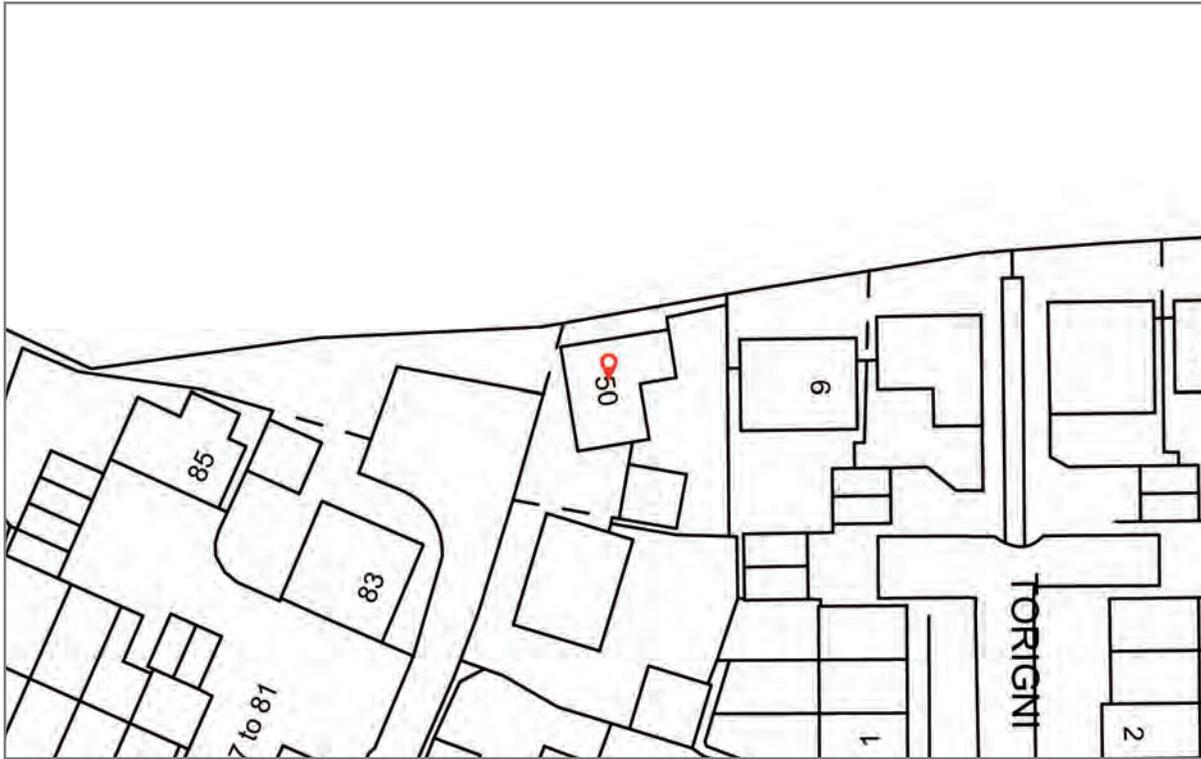
Shipston on Stour is a popular riverside town, situated on the Northern edge of the Cotswolds as well as being close to the Oxfordshire border, meaning here, you really do get the best of both worlds. The town has charming nods of Cotswold character, with picturesque buildings and a traditional community feel.

The town is in a sought-after spot that comprises good primary schools such as Shipston on Stour Primary and close to the independent Kitebrook Prep. Within the town there is a variety of restaurants and pubs offering a range of cultures, unique cafés, delis, and other amenities.

In this part of Warwickshire, the location offers easy access by train direct to London, from Moreton in Marsh (just 10 minutes away) or Banbury (just 25 minutes away). The beautiful Stratford upon Avon is 20 minutes by car and with the M40 just half an hour away. There is a list of places to visit and enjoy within minutes of your doorstep, such as Broadway Tower, Daylesford Farm and Dormy House.



INFORMATION



Technology

- JVC - DLA-N7 4k Projector black
- Anthem MRX 1120 Multi Channel Receiver (MRX 1120)
- Panasonic - DPUB9000EBK 4K Pro HDR Blu-Ray player Black (PanasonicDPUB9000EBK)
- B&W Surround Sound Speaker system including Dolby Atmos ceiling speakers
- Velodyne SPL1000 sub-woofer
- Cyber Grandview 96" Fixed Screen
- RTI Remote Control
- 4 Zone Lighting Including LED Strips

Square Footage

2,299

Services

All main services are connected to the property including electric, gas, water and drainage.

Local Authority

Stratford on Avon District Council

Viewing Arrangements

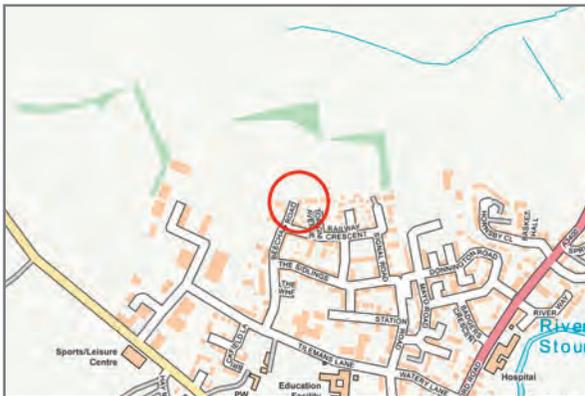
Strictly via the vendors sole agent Fine & Country on 01608 619919

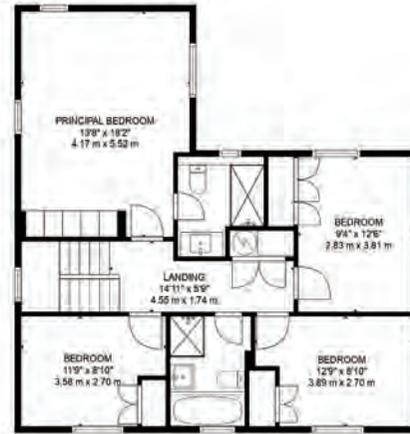
Website

For more information visit <https://www.fineandcountry.co.uk/cotswolds-estate-agents>

Directions

Coming into Shipston on Stour on the A3400 take a right onto Watery Lane, cross the crossroads onto Tilemans Lane and take the first right after the Nursing Home onto Beecham Road. Head to the far end of Beecham Road and Shirley House in the last house on the right.





FIRST FLOOR



SECOND FLOOR



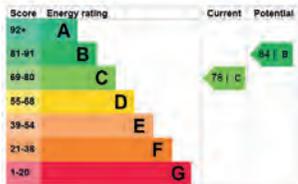
GROUND FLOOR



GROSS INTERNAL AREA
 GROUND FLOOR: 853 sq. ft, 79 m², FIRST FLOOR: 847 sq. ft, 79 m²
 SECOND FLOOR: 598 sq. ft, 56 m², EXCLUDED AREAS:
 GARAGE: 290 sq. ft, 27 m²
 TOTAL: 2299 sq. ft, 214 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Council Tax Band: G
 Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 17.02.2023





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*



MOLLY SMITH PARTNER AGENT

Fine & Country Cotswolds
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Hello, my name is Molly Smith and I'm the Partner Agent for Fine & Country Cotswolds. I am lucky enough to cover Chipping Campden, Moreton-in-Marsh, Shipston-on-Stour and surrounding areas. Before becoming a property agent, I worked in the pre-sales teams covering Fine & Country Leamington Spa, Stratford on Avon and Droitwich Spa where I gained vital experience in prospecting, as a buyer's agent and the conveyancing process.

In my past career I worked as a sales consultant for rural and equestrian properties, farms and estates. Before that I worked abroad in Australia after finishing my degree in Agricultural Business Management. Since then, I quickly developed a love for luxury property, management and development and have recently managed the renovation of an old property for family. During this time, I also worked freelance, managing social media marketing for numerous businesses across the country. I noticed that there was a cross section of my sales and marketing skills, property passion and a notable gap in many standard high street agent listings that I believed I could fill that led me here.

Living in and around the Cotswold area for the last 10 years I know the area I now work in so well. I am lucky enough to now call the area home, living just 5 miles away from the beautiful Chipping Campden. I love the rolling hills, quaint golden stone villages and vibrant buzz from residents and tourists in towns like Moreton in Marsh, Bourton on Water and Stow on the Wold.

THE FINE & COUNTRY
FOUNDATION

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