



HOLLY HOUSE, WILLINGTON, NR SHIPSTON ON STOUR, WARKS

SECCOMBES

ESTATE AGENTS

**HOLLY HOUSE
WILLINGTON
SHIPSTON ON STOUR
CV36 5AS**

Situated approximately 1 mile from Shipston on Stour, 7 miles from Moreton in Mash, 13 miles from Stratford upon Avon, 14 miles from Banbury (M40 junction 11), 16 miles from Warwick (M40 junction 15).

A SPACIOUS VILLAGE FAMILY HOUSE IN NEED OF SOME MODERNISATION OFFERING THE OPPORTUNITY TO CREATE A WONDERFUL FAMILY HOME WITH AN ATTRACTIVE GARDEN BACKING ON TO PADDOCK LAND

Entrance Hall, Living Room, Dining Room, Kitchen, Utility Room, Landing, Four Double Bedrooms, Two Bathrooms (one ground floor). Oil Fired Heating. UPVC Double Glazing. Integral Single Garage. Off Road Parking. Attractive Landscaped Garden adjoining Paddock Land.

Viewing through **Secombes Estate Agents, Shipston on Stour**
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Willington is a popular village situated a short distance from Shipston on Stour and close to the northern edge of the Cotswold Hills.

Shipston on Stour offers daily shopping, recreational and schooling facilities, with a more comprehensive range being available in the surrounding towns of Stratford upon Avon, Banbury, Warwick and Oxford.

There are mainline railway stations at Moreton in Marsh and Banbury respectively, with train services south to Oxford and London. There is a service from Banbury to London Marylebone in just under an hour. Junctions 11 and 15 of the M40 motorway are accessible at Banbury and Warwick respectively.

From the village there are far reaching views over the surrounding countryside up to Brailes Hill, In addition the

Shakespeare way foot path which at this point is following the River Stour, passes through the village in front of Holly House

Holly House is a spacious property in need of some modernisation well-located in a popular village a short distance from Shipston on Stour. From the first floor back bedrooms there are views out over the garden, adjoining paddock and village to Brailes

The property offers a fine opportunity to create a wonderful family home with scope to extend by incorporating the garage into the accommodation, together with extending over the garage (subject to obtaining the necessary planning consent).

Outside to the front is the gravelled drive and car parking area, and to the back there is a split-level landscaped garden adjoining paddock land. The accommodation comprises:



Entrance Hall off which is situated the **Living Room** double aspect with open fireplace with timber surround and quarry tiled hearth, bay window and double French doors to garden. Across the entrance hall is the

Dining Room with connecting door through to the **Kitchen** with fitted base units and wall unit, electric cooker point, oil-fired boiler for central heating and hot water.

Utility Room with fitted base unit and wall unit, plumbing for washing machine, half glazed to garden and integral door to

Single Garage, with power and light connected, double side-hinged timber doors. It is considered the garage offers scope to be converted into additional accommodation with a room above (subject to obtaining the necessary planning consents).

Bathroom with bath, w.c., wash hand basin, heated towel rail

From the entrance hall stairs rise to the first floor **Landing** with **airing cupboard** and access to loft space.

Bedroom One with range of built in wardrobes and **Three further Double Bedrooms**.

Family Bathroom with bath with shower over, w.c., wash hand basin, heated towel rail.

To the front is a gravelled driveway offering off road parking for three/four cars, beside which is a lawned area with shrub borders. Gravelled pathway leads around to the **Enclosed Back Garden** about 49'0"/14.95m deep x 45'0"/13.70m wide.

Immediately adjoining the house is a part paved and part gravelled **Patio** with access to a garden store (incorporated within the property) with power and light connected. **Timber Garden Store/Potting Shed**. Steps lead up to a further garden area backing onto paddock land with lawned area incorporating well stocked flower and shrub borders.

GENERAL INFORMATION

Tenure

The property is offered freehold with vacant possession.

Council Tax

This is payable to Stratford on Avon District Council. The property is listed in band E.

Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are expressly excluded.

Services

Mains electricity, water and drainage are connected to the property. oil-fired boiler for central heating and hot water.

Energy Performance Certificate

Current: 54(E) Potential: 82 (B)

Directions

From Shipston on Stour take the B4035 east for Brailes and Banbury. After about half a mile turn right at a crossroads signposted for Willington. Bear sharp left after about a further 100 yards and Holly House is situated on the left,

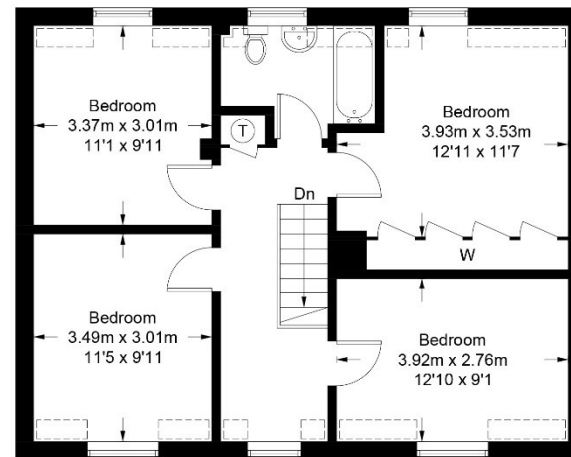
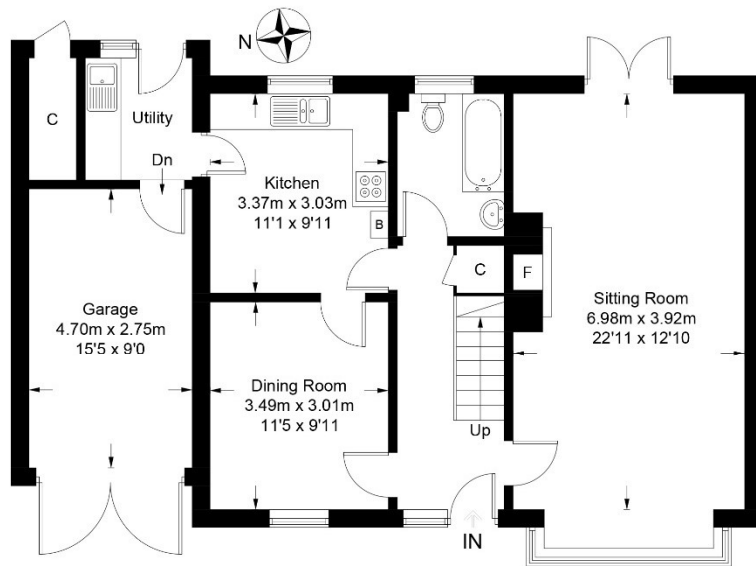
Postcode CV36 5AS

IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.

MFF/S3174/F010/22.05.2024

FLOOR PLANS



Ground Floor (Including Garage)
86.6 sq m / 932 sq ft

First Floor
63.0 sq m / 678 sq ft

Approximate Gross Internal Area = 149.6 sq m / 1610 sq ft
(Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1083617)



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