



1 ORCHARD VIEW, BURMINGTON, NR SHIPSTON ON STOUR

SECCOMBES

ESTATE AGENTS

**1 ORCHARD VIEW
BURMINGTON
SHIPSTON ON STOUR
WARWICKSHIRE
CV36 5AP**

Situated approximately 2 miles from Shipston on Stour, 6 miles from Moreton in Marsh, 8 miles from Chipping Norton, 14 miles from Stratford upon Avon, 15 miles from Banbury and 27 miles from Oxford.

**A WELL LOCATED THREE BEDROOM HOUSE
OFFERING AN OUTSTANDING OPPORTUNITY
TO CREATE A FINE FAMILY HOME SET IN AN
ATTRACTIVE GARDEN WITH GOOD OFF-ROAD
PARKING AND A SINGLE GARAGE**

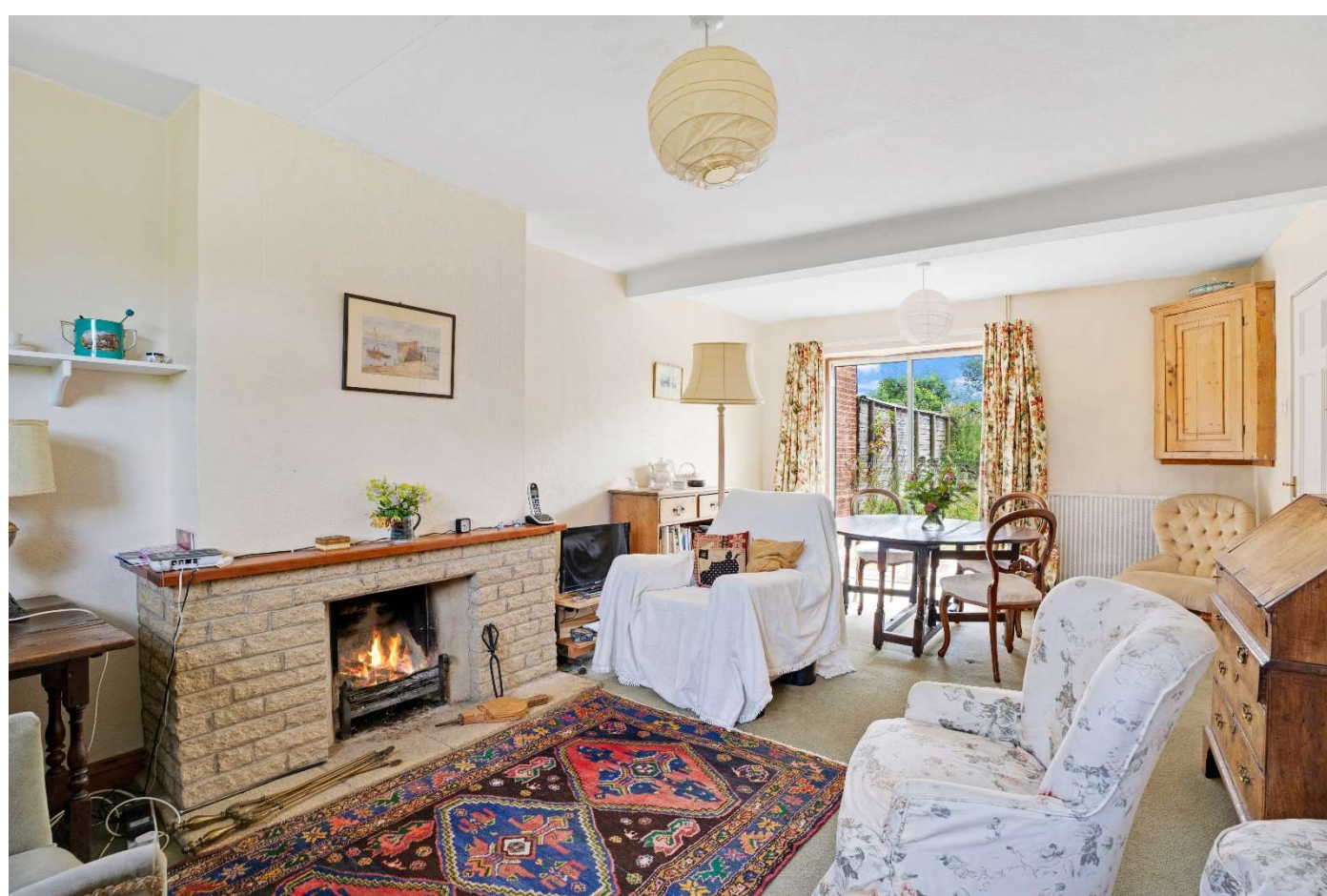
Entrance Hall, Living Room, Dining Room, Inner Hallway, Cloakroom, Kitchen, Landing, Three Bedrooms, Family Bathroom, Oil Fired Heating, Part Double Glazing, Attractive Garden, Good Off-Road Parking, Single Garage.

Viewing through:

Seccombes Estate Agents, Shipston on Stour

T: 01608 663788 E: shipston@seccombesea.co.uk

www.seccombesestateagents.co.uk



Burmington is an attractive village set in the undulating south Warwickshire countryside close to the Cotswolds and the north Gloucestershire County boundary. Within Burmington there is an active village hall and parish Church. Good local walks with access to public footpaths and bridleways.

The village is situated about two miles from the centre of the local market town of Shipston on Stour which, together with other local towns of Moreton in Marsh and Chipping Norton, offers a comprehensive range of shopping, schooling and recreational facilities.

Situated close by and between the local villages of Sutton under Brailes and Upper Brailes is an 18-hole golf course (Feldon Valley Golf Club). Further golf courses can be found at Tadmarton, Rye Hill and Chipping Norton. The larger centres of Banbury, Stratford upon Avon, Warwick and Leamington Spa are accessible. Junctions

11 and 14 (about 18 miles) of the M40 motorway are at Banbury and Warwick respectively.

Mainline railway stations at Banbury and Moreton in Marsh with services south to Oxford and London respectively. In addition, from Banbury there is a train service to London (Marylebone) in just under an hour.

1 Orchard View is a well located three-bedroom end terrace house well located in the popular village of Burmington.

As with the name, to the front and across the village street the property overlooks an orchard. It is considered the house would benefit from some updating and modernisation together with offering an opportunity to extend (subject to obtaining the necessary permissions) to create a fine family home set in an attractive good-sized garden.



In addition, there is good **off-road parking** and a **single garage**.

The accommodation comprises:

Entrance Hall with stairs to first floor

Living Room double-aspect with open fire with stone surround and hearth timber mantel shelf, sliding patio door to garden.

Dining Room with oak-boarded floor, glazed door to **inner Hallway** with connecting door back to the living room, understairs store cupboard, shelved store cupboard. Door to **Cloakroom** with w.c., wash handbasin.

Kitchen with single stainless-steel drainer and fitted cupboards under, fitted base units with work surfaces over, fitted wall units, plumbing for washing machine, space for under-counter fridge, Worcester oil-fired boiler for hot water and central heating, terracotta tiled floor, glazed door to garden.

First Floor Landing

Bedroom one with walk-in single wardrobe, fitted shelf.

Bedroom two built-in store cupboard with louvred doors, shelved **airing cupboard** with insulated hot water cylinder.

Bedroom Three

Family bathroom tiled with bath with electric shower unit, shower rail and curtain over, w.c., wash handbasin, heated towel rail.

Outside the driveway leads up and beside the house to the **single garage** with double timber side hinged doors, power and light connected, ample **off-road parking**.

To the front the **garden** is enclosed by hedging with a central lawned area surrounded by well-stocked flower and shrub borders.

To the back the garden has a depth of about 76'0"/23.20m x 58'0"/17.70m (including the garage and car parking area in front).

Immediately adjoining the house is a paved terrace, beyond which the garden is principally lawned surrounded by well-stocked flower borders leading down to timber trellising beyond which is an orchard area incorporating a **greenhouse**.

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 C.

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. Worcester oil-fired boiler for central heating and hot water.

Energy Performance Certificate

Current: 56 (D) Potential: 76 (C)

Directions

From Shipston on Stour take the A3400 south for Long Compton and Oxford. After about a mile take the first turning left into the village of Burmington. Continue up the village and 1 Orchard View is situated on the right after about 150 yards.

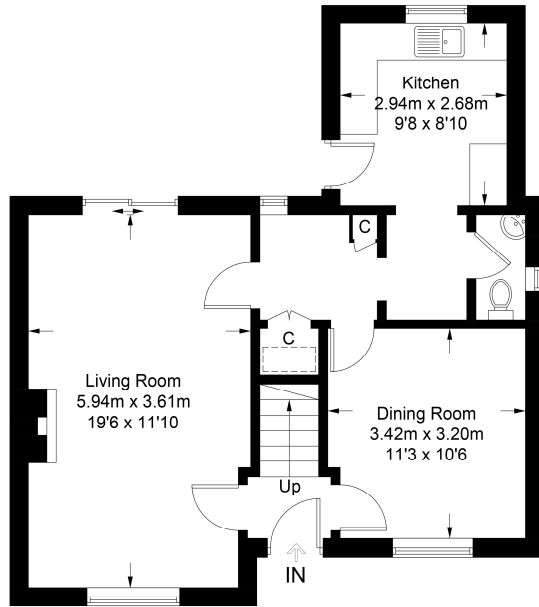
Postcode CV36 5AP

IMPORTANT NOTICE

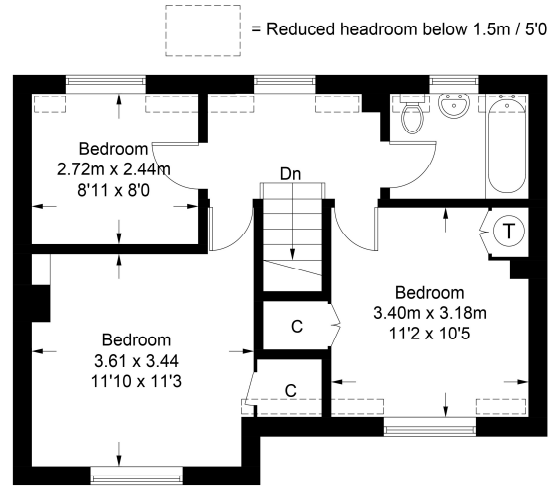
These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have 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/S3183/F01005/12.07.2024

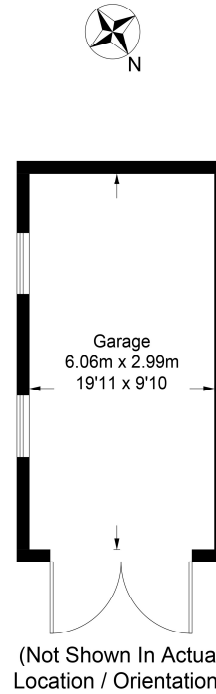
FLOOR PLANS



Ground Floor
53.8 sq m / 579 sq ft



First Floor
44.9 sq m / 483 sq ft



Approximate Gross Internal Area = 98.7 sq m / 1062 sq ft
 Garage = 18.3 sq m / 197 sq ft
 Total = 117.0 sq m / 1259 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1102289)



T: 01608 663788

10 Market Place, Shipston on Stour,
 Warwickshire CV36 4AG
 shipston@seccombesea.co.uk

SECCOMBES

ESTATE AGENTS

www.seccombesestateagents.co.uk