



COLLEGE FARMHOUSE, WILLINGTON

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**COLLEGE FARMHOUSE
WILLINGTON
Nr 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 CHARMING DETACHED GRADE II LISTED 17TH CENTURY STONE VILLAGE FARMHOUSE RECENTLY RE-ROOFED WHICH WOULD BENEFIT FROM SOME MODERNISATION AND REFURBISHMENT WITH POTENTIAL TO CREATE A WONDERFUL FAMILY HOME

Entrance Hall, Living Room, Sitting Room with Study Area, Dining/Family Room, Kitchen, Shower/Cloakroom, Three Double Bedrooms, En Suite Bathroom, Family Shower Room, Three Attic Rooms. Oil Fired Heating. Garden Store. Double Carport. Attractive Enclosed Gardens.

In all about half an acre.

Viewing Seccombes Estate Agents, Shipston on Stour
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Willington is a small village situated in the attractive undulating South Warwickshire countryside and close to the former market town of Shipston-on-Stour with a Georgian centre.

College Farmhouse is a charming Grade II listed stone three double bedroom village property understood to date from the 17th century.



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 stations at Moreton in Marsh and Banbury respectively with train services south to Oxford and London. From Banbury to London Marylebone there is a service in just under an hour.

Junctions 11 and 15 of the M40 Motorway are accessible at Banbury and Warwick respectively

The house, which is located on the edge of the village, could benefit from some modernisation and refurbishment and offers the potential to create a wonderful family home.

Recent improvement works to the property have included complete re-roofing of the property, provision of a Firebird oil-fired boiler, modernisation of the kitchen and ground floor shower/cloakroom together with upgrading of the central heating installations,

The accommodation which is spacious and well-proportioned incorporates many traditional period features including a fine



inglenook fireplace in the sitting room, flagstone floors, stone mullion windows with leaded lights, leaded light traditional timber framed windows with window seats, together with a wealth of exposed beams and timbers.

In addition in the sitting room and dining/family room there are multi-fuel stoves.

The house offers a great opportunity for conversion of the attic rooms to provide additional bedroom and bathroom accommodation (subject to the necessary planning consents). Plans have been prepared for the conversion of the attic and copies are available on request from the selling agent.

Attractive **Reception Hall** with door to **Living Room** double aspect with open fire.

Sitting Room with fine inglenook fireplace and separate **Study Area** with partially glazed back door, leads through to the

Impressive **Dining/Family Room** double aspect with **Kitchen** beyond with door to garden.

Situated off the **Inner Lobby** is the **Shower/Cloakroom**.

On the first floor there are **Three Double Bedrooms** together with an **En Suite Bathroom** and **Family Shower Room**. Access to the second floor is via a **loft hatch** situated in the middle bedroom to **Three Attic Rooms** with potential to create

additional bedroom and bathroom accommodation (subject to the necessary planning consents).

Attached to the house is a **Garden Store**.

From the village lane there is a gravelled driveway and **Car Parking Area** alongside the property which leads to a **Detached Two Bay, Oak Framed, Car Port** with pitched blue slate about 17'0" (5.18m) deep x 18'10" (5.74m) wide internally.

Surrounding College Farmhouse on the other three sides is an **Attractive Enclosed Principally Lawned Garden** incorporating shrub borders, together with a number of ornamental trees.

The property extends in all to 0.50 acre/0.202ha

GENERAL INFORMATION

Tenure

The property is offered freehold with vacant possession.

Council Tax

This is payable to Stratford upon Avon District Council. The property is listed in band G.

Fixtures and Fittings

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

Services

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

Directions

From Shipston-on-Stour take the B4035 signposted for Brailles and Banbury. After about three quarters of a mile, at the first crossroads turn right for Willington. On entering the village follow the road around the S-bend and after about 75 yards College Farmhouse is situated on the right set back behind wrought iron fencing.

What Three Words /// monday.plantings.gears

CV36 5AS

IMPORTANT NOTICE

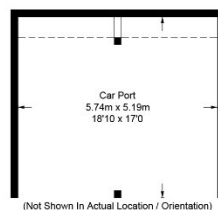
These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have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

MFF/S33245/F005/28.07.2025

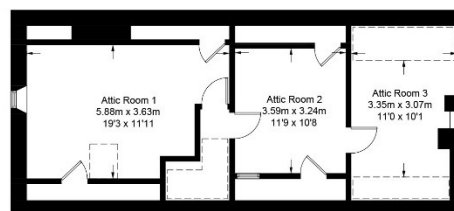
FLOOR PLANS



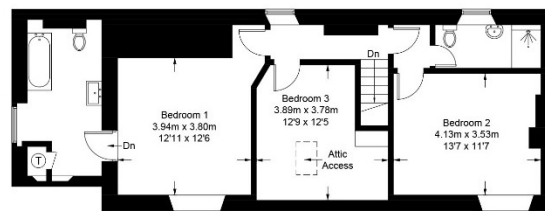
Ground Floor
112.4 sq m / 1210 sq ft



(Not Shown In Actual Location / Orientation)



Second Floor
62.0 sq m / 667 sq ft



First Floor
73.2 sq m / 788 sq ft

Approximate Gross Internal Area = 247.6 sq m / 2665 sq ft
 Garden Store = 16.8 sq m / 181 sq ft
 Total = 264.4 sq m / 2846 sq ft
 (Excluding Car Port)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1225571)



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