



Pritchard &  
Company



# 2 Oxway Close

SHIPSTON ON STOUR, SOUTH WARWICKSHIRE

# 2 Oxway Close

Shared ownership. A well presented two bedroom semi detached house with courtyard garden and allocated parking, within walking distance of the towns amenities

Stratford upon Avon 8 miles, Moreton in Marsh 8 miles, Chipping Campden 8.5 miles, Chipping Norton 10 miles, Banbury 14 miles. (all distances and times are approximate)

## KEY ATTRIBUTES



Banbury – from 60 minutes to London Marylebone; Moreton in Marsh - from 92 minutes to London Paddington; Stratford upon Avon - from 45 minutes to Birmingham Moor Street



M40 (Junctions 12 and 15)



Birmingham International Airport (50 miles)



Brailes Golf Club, The Welcombe Spa and Golf Club, Stratford Oaks Golf Club, Stratford upon Avon Golf Club, Ingon Manor Golf Club, Tadmarton Golf Club, Broadway Golf Club, Welford on Avon Golf Course and Chipping Norton Golf Club



National Hunt racing at Cheltenham, Stratford upon Avon, Warwick and Worcester; hunting locally with Warwickshire and Heythrop Hunts



Shipston on Stour Primary School, Shipston High School and Stratford Grammar Schools



Royal Shakespeare Company's theatres, Stratford upon Avon; Everyman Theatre, Cheltenham and Chipping Norton Theatre



Hidcote Manor and Kiftgate Court Gardens, Sezincote, Snowhill Manor, Batsford Arboretum, Chastleton House, Upton House, Broughton Castle, Compton Verney Art Gallery and Blenheim Palace



Daylesford Organic Farm Shop & Bamford Wellness Spa, Dormy House Hotel & Spa, Soho Farmhouse and Heythrop Park



## SITUATION

2 Oxway Close is situated in the popular and sought-after former market town of Shipston on Stour bordering the Cotswolds Area of Outstanding Natural Beauty. Shipston on Stour has ranked highly for the past few years in The Sunday Times Best Places to Live, and boasts a fine selection of independent shops, cafes, popular public houses, two boutique hotels and a Michelin listed restaurant as well as hosting the popular music event The Shipston Proms. A short distance from Shipston on Stour are the historic market towns of Chipping Campden and Moreton in Marsh both of which offer further amenities. The larger centres of Stratford upon Avon, Banbury, Royal Leamington Spa and Oxford offer a more extensive choice of shopping and cultural facilities. The town and the surrounding area offer an excellent choice of state, private and grammar schools.

## THE PROPERTY

2 Oxway Close is one of a handful of properties built in 1993 forming part of a courtyard of houses within comfortable walking distance of the town's amenities. The property is semi detached being built of red brick beneath a pitched and tiled roof with modern windows and doors. Internally the accommodation which is set out over two floors includes an entrance hall with stairs rising to the first floor and a useful under stairs cupboard. A compact kitchen with modern cupboards and drawers and a spacious sitting/dining room with an external door onto the garden. On the first floor accessed from a central landing with airing cupboard are two bedrooms and a family bathroom.

The rear courtyard garden faces south west and is part walled with a pleasant outlook towards the neighbouring garden. The garden is mainly hard landscaped with paved and gravelled areas for outdoor seating with mature shrubs and climbers to the borders for year round interest. A pathway connects round to the front of the property. There is a timber garden shed for general garden storage. Close by is an allocated parking space for one vehicle with other spaces available for visitors.

## 2 OXWAY CLOSE

Shipston on Stour, South Warwickshire

Approximate Gross Internal Area  
Main House = 572 sq ft / 53.1 sq m



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Pritchard & Company Estate Agents Limited. REF: 1177658



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## GENERAL INFORMATION

### Agent's Note

The sale of the property is offered at a fixed price of £176,250 to qualifying residents for 75% of the equity with preference given to applicants in the Stratford District in the first instance. The other 25% being owned by Midlands Rural Housing with a passing rent of £174.18 per month (including maintenance of the shared external areas) with an option to own the freehold. Further information can be obtained from the selling agents.

### Local Authority

Stratford on Avon District Council. Telephone: 01789 267575. Council Tax Band: B

### Services

Mains water, electric and drainage are connected. Electric night storage heating. Telephone line subject to BT transfer regulations.

### Tenure

Leasehold. Recently extended with 158 years unexpired.

### Energy Performance Certificate

Rating: D. A full copy of the reports is available from the selling agents.

### Directions: CV36 4JD / what5words – pacifist.clocking.slim

From Stratford upon Avon take the A3400 towards Shipston on Stour and Oxford passing through the villages of Alderminster and Newbold on Stour. Proceed over the roundabout crossing the A429 (Fosse Way) signposted Shipston on Stour and continue through the village of Tredington on the A3400. On entering Shipston on Stour continue along the main street through the town turning right into Telegraph Street alongside Tesco Express. Proceed to the end of Telegraph Street and turn right onto Darlingscote Road and then second right into Oxway Close. Visitor parking bays are the first ones on the left hand side and 2 Oxway Close is then the first property on the far left hand side. Proceed on foot to the rear garden gate of the property. The property can be identified by a Pritchard & Company sale board.

### Viewing

Strictly by prior accompanied appointment, please, with Pritchard & Company.



### Pritchard & Company

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