



Greystones
Stratford Road | Shipston-on-Stour | Warwickshire | CV36 4HU

 FINE & COUNTRY

GREYSTONES



A beautifully positioned country home on the edge of the Cotswolds with a self-contained annexe, set within landscaped gardens and grounds extending to approximately 1.5 acres, and enjoying far-reaching views across the Stour Valley and surrounding countryside.



STEP INSIDE

Greystones is an impressive and characterful family home, built in 1926, occupying an elevated position just outside the historic market town of Shipston-on-Stour. Originally constructed by a local timber merchant, the house displays a wealth of natural wood features throughout, lending warmth, individuality, and architectural interest.

In recent years the property has been the subject of extensive restoration including improved electrics and plumbing, insulating all exterior walls, solar panels, restoration of the original wood floors, triple-glazed windows, and a new roof terrace. The result is a beautifully balanced home that combines period charm with modern convenience.

The accommodation flows exceptionally well and is arranged to take full advantage of the property's outstanding setting, with principal reception rooms and bedrooms enjoying sweeping views across the Stour Valley towards Brailes Hill. The recently restored roof terrace, with a spiral staircase down to the hot tub, patio and glass balustrade, provides a particularly striking vantage point, ideal for entertaining or quiet enjoyment. Handsome period family home dating from 1926

- Elevated position with far-reaching countryside views
- Flexible reception accommodation including living room, lounge, study and library/craft room
- Fully fitted kitchen and dining room
- A large annexe and wet room for use as a fifth bedroom and/or additional living space
- Four bedrooms and three bathrooms (two en-suite)
- Roof terrace with panoramic views
- Hot tub - perfect for relaxation
- Double garage and ample off-road parking
- Landscaped gardens and grounds extending to circa 1.5 acres
- 5.5 KW Solar panels and 10 KWh battery to reduce electricity bills
- 7.5KW EV car charger
- Dimmable and smart programable lighting throughout
- Individually controlled smart programable radiator valves in every room
- Many other smart home features







Ground Floor

The welcoming reception hall immediately sets the tone, featuring exposed timbers, and bespoke seating. From here, the principal reception rooms unfold, including a living room with fireplace and wood-burning stove, a study or dining area, beautiful lounge with stunning views, and bi-fold doors onto the patio with hot tub.

The kitchen is well-appointed with quality fitted cabinetry, stone worktops, and integrated appliances, with a large dining area and access to the library/craft-space, utility room with appliances, and entrance to the annexe.

The annexe and wet room provide excellent flexibility either as a fifth bedroom or extra living space.



SELLER INSIGHT

“ We were immediately captivated by the view upon arrival. Looking out across the Stour Valley, with the river winding below, the sheep in the fields, and Brailes Hill rising in the distance, it felt both expansive and peaceful. What made it even more appealing was the sense of privacy - despite being just a ten-minute walk from the heart of Shipston, the house feels wonderfully tucked away.

Daily life here naturally centres around those views. The lounge has become one of our favourite rooms, and breakfast often turns into a quiet moment of simply staring out of the window. In the colder months, the hot tub comes into its own. Sitting out under clear winter skies, surrounded by darkness and stars, is one of those simple pleasures that never loses its magic.

The sitting room offers the same beautiful outlook but with a very different atmosphere. It's an incredibly cosy space, especially when the wood burner is lit, and it balances comfort with the openness of the setting. The house itself is a full smart home, with dimmable and programmable lighting, individual room heating, solar panels, and a battery system - features that make everyday living both comfortable and efficient.

Over time, we've invested carefully in the house to improve both performance and flow. We insulated the majority of the exterior walls, making it much easier to heat, installed triple-glazed windows throughout, added a rear patio and balcony, and introduced a glass spiral staircase and bi-fold doors that open the house fully to the garden. The pond was also renovated, completing the outdoor setting.

For several years, the house has supported a very particular way of living. We have run Greystones as a retreat for three and a half years, welcoming regular visitors who came to enjoy the calm, the space, and the views. Those shared experiences gave the house an energy that felt purposeful and warm. The garden and rear patio are central to that experience. The elevated views across the Stour Valley are exceptional, whether enjoyed quietly in the morning or as the backdrop to larger gatherings. Over the years, we've hosted more than a hundred retreat events, as well as our children's 18th and 21st birthday parties, an engagement party and our own 25th wedding anniversary celebration - complete with a band, marquee and catering in the garden.

While we're set well back from immediate neighbours, community has come easily through Shipston itself. Being able to walk into town has allowed us to build friendships, particularly through places like the award-winning Thirst Edition micropub. If there's one piece of advice we'd pass on, it's this: enjoy the view to its fullest - and when you're in the hot tub late at night, turn all the lights off and let the stars do the rest.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









First Floor

Upstairs, the bedroom accommodation is generous and adaptable. The principal bedroom suite is served by an en-suite bathroom, with the additional three bedrooms offering en-suite or family bathroom facilities. The main bedroom provides access to the roof terrace, creating the potential for a particularly impressive principal suite arrangement.









STEP OUTSIDE

Greystones is approached through stone pillars and an electric gate, opening to a sweeping gravel driveway and central lawn. The gardens are attractively landscaped and predominantly laid to lawn, interspersed with mature trees and planting, and extending down to a picturesque pond.

Further features include a vegetable garden, greenhouse, and a patio area, all combining to create a private and established outdoor setting extending to approximately 1.5 acres. There is a hot tub located at the property, positioned to take advantage of views across the Stour Valley towards Brailes Hill.







LOCATION

Situated just north of Shipston-on-Stour, Greystones occupies a highly convenient yet private position within the South Warwickshire countryside, close to the Cotswolds.

Shipston-on-Stour offers a wide range of everyday amenities including shops, cafés, schooling, and recreational facilities. The surrounding area provides excellent access to Stratford-upon-Avon, Moreton-in-Marsh, Warwick, Banbury, and Oxford, with road and rail links connecting to London and the wider motorway network.





INFORMATION

Services, Utilities & Property Information

Tenure - Freehold

Council Tax Band G - Stratford-on-Avon District Council

Property Construction – Non-standard – Cotswold stone & Oak timber frame.

Electricity Supply - Mains

Water Supply - Mains

Drainage & Sewerage – Septic tank

Heating – Mains gas

Broadband - FTTP Broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage - 4G mobile signal is available in the area - we advise you to check with your provider.

Parking – Double garage parking and driveway parking for approximately 8 cars.

Note: The hot tub located at the property is not included as part of the tenancy. The landlord accepts no responsibility for its condition, safety, maintenance or repair. If the tenant chooses to use the hot tub, they do so entirely at their own risk and are responsible for all upkeep, cleaning, servicing, and compliance with health and safety requirements. The hot tub will be cleaned and emptied prior to occupation. The landlord is under no obligation to repair or replace the hot tub should it become unusable.

Directions

What3words - ///thundered.tokens.giving

Viewing Arrangements

Strictly via the vendors sole agent Kathryn Anderson at Fine & Country on 07979 648 748 or 01608 619 919 – kathryn.anderson@fineandcountry.com.

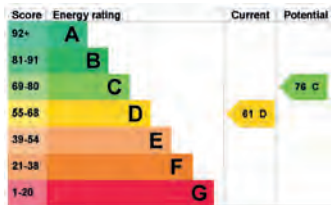
Website

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





Total area: approx. 367.2 sq. metres (3952.9 sq. feet)



Whilst we carry out reasonable due diligence prior to marketing a property to let and endeavour to provide accurate information, prospective tenants are advised to satisfy themselves as to the suitability of the property prior to entering into any agreement. All information is provided to the best of our knowledge and should not be solely relied upon. Responsibility for verifying matters such as council tax banding, utilities, broadband availability, flood risk and any other relevant factors rests with the prospective tenant.



All measurements are approximate and provided for general guidance only. Whilst every effort has been made to ensure accuracy, they should not be relied upon. The fixtures, fittings and appliances referred to have not been tested at the point of marketing and no guarantee can be given as to their condition or working order. However, all required statutory safety checks will be carried out as required prior to occupation and certificates shared. Photographs are provided for general information purposes, and it should not be inferred that any item shown is included with the property unless specifically stated. Printed 06.02.2026





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*



KATHRYN ANDERSON PARTNER AGENT

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As a partner agent representing Fine & Country Cotswolds and Cheltenham, I bring a wealth of experience and knowledge in the property industry. I have had the privilege of calling the Cotswolds my home for over 30 years and have accumulated more than twenty-five years of experience working for both corporate and independent high-end estate agents in the Cotswolds, South Oxfordshire, and Cheltenham regions. With a personable, dedicated, honest approach, I understand the intricacies of both sellers and buyers in an ever-changing market. I strive to make things as simple and stress-free as possible for all my clients. I can offer a personalised experience tailored to your needs, with transparency, open communication, and integrity, I will look after you through each step of the process, this has earned me many returning vendors in the past, a testament to my client-focused and effective service. When not at work, I enjoy life in the Cotswolds going on country walks with my dog Fleur, property renovation, horse racing, tennis, good restaurants, and fine wine!

“Kathryn is a person to get the job done, if you want a property sold she will definitely do it for you. She is eloquent and efficient. She enabled many viewings by providing a fantastic brochure, video and beautiful photographs. She liaised with me after every viewing, and every step of the way, from start to finish on the sale of my property. She also has great contacts, and provided me with a brilliant solicitor who was also quick and efficient.”

“Kathryn Anderson is the most competent agent I have ever dealt with, she's amazing and managed to get a very complicated sale through with ease. Great communication and will call and reply to messages, out of office hours. Wouldn't hesitate to use her again, in fact I wouldn't consider using anyone else. Good job Kathryn you are fabulous!”

THE FINE & COUNTRY
FOUNDATION

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