



1 THE ORCHARD, WHATCOTE, NR SHIPSTON ON STOUR, WARKS

SECCOMBES

ESTATE AGENTS

**1 THE ORCHARD
WHATCOTE
NR SHIPSTON ON STOUR
CV36 5EP**

Situated about 6 miles from Moreton in Marsh, 11 miles from Stratford upon Avon, 15 miles from Warwick (and M40 junction 15) and Banbury (M40 at junction 11).

WELL-LOCATED ON THE EDGE OF THE VILLAGE ADJOINING FARMLAND, A VERSATILE FOUR DOUBLE BEDROOM PROPERTY OFFERING SPACIOUS AND FLEXIBLE ACCOMMODATION IN NEED OF UPDATING AND SET IN A LARGE ATTRACTIVE GARDEN

Entrance Hall, Dining Room, Sitting Room, Kitchen/Breakfast Room, Utility Room, Cloakroom, Four Double Bedrooms (two ground floor), Two Bathrooms (one ground floor), Oil-Fired Heating. UPVC Double Glazing. Integral Twin Garages. Good Off-Road Parking. Attractive Landscaped Gardens. In All About 0.39 Acres.

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Whatcote is a small village set in the rolling south Warwickshire countryside between Kineton and Shipston on Stour. The village has a parish Church and The Royal Oak public house which offers Michelin star dining. The village of Tysoe (about 3 miles) has shopping, schooling and recreational facilities, with Shipston on Stour and Kineton offering a more comprehensive range.

The larger centres of Stratford upon Avon, Warwick, Leamington Spa and Banbury are easily accessible. There is a mainline railway station at Banbury to London Marylebone in just under an hour with the Junction 12 of the M40 motorway at Gaydon about 9 miles away.

1 The Orchard is a spacious chalet-style house well-located on the edge of the village, with the garden adjoining farmland on two sides

and with the potential to create far reaching views out over the surrounding countryside.

The property, which is in need of modernisation and updating, offers versatile and flexible accommodation having two ground floor double bedrooms and a ground floor bathroom. In addition to the two first floor bedrooms and bathroom, the sitting room and dining room are separate rooms interconnected and the kitchen has a breakfast bay.

Outside are attractive gardens with double French doors leading out from the dining room, south and west facing patio. In addition, there is good off-road parking and integral twin garages. The accommodation briefly comprises:



Enclosed Porch to **Entrance Hall** with parquet floor, **Office/Store Room** and **Cloakroom** off.

Dining Room with double uPVC double glazed French doors to south and west patio. Stairs to first floor. Interconnecting openings to either side lead around into the **Sitting Room**, triple aspect with fireplace incorporating woodburning stove, bressummer beam, flagstone hearth, bay window.

Kitchen/Breakfast Room with one and a half bowl and single drainer sink unit, fitted base units with work surface over, fitted wall units, built-in electric Neff oven, built-in Neff dishwasher, bay window with breakfast bar.

Side Hall with door to **Integral Twin Garages**. **Utility Room** with plumbing for washing machine, Worcester oil-fired boiler for central heating and hot water.

Situated off the **Entrance Hall** are ground floor **Double Bedrooms Three and Bedroom Four** and a **Bathroom**.

Stairs rise to the first floor (into eaves) with landing and **Bedroom One** (overlooking the front) with walk-in wardrobe and built-in eaves wardrobe.

Bathroom with bath and separate shower cubicle (shower unit disconnected).

Bedroom Two with built-in eaves wardrobe, **airing cupboard** with insulated hot water cylinder.



Approached from the side hall are **Integral Twin Garages**, one with half glazed personnel door to patio and back garden, the other with an electric roller shutter door. Light connected.

Outside to the front is a gravelled driveway and forecourt offering good **Off-Road Parking** surrounded by lawns with well-stocked shrubs and trees.

To the back the **Garden** is enclosed, with two paved patios either side of the sitting room the principal one being south and west facing. Beyond, the garden is principally lawned and incorporates a number of mature shrubs and trees. It is considered careful removal of some of the boundary trees would open up far-reaching views out over the surrounding countryside.

The property extends in all to about 0.39 acres

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 G.

Fixtures and Fittings

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



Services

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

Energy Performance Certificate

Current: 63 (D) Potential: 71 (C)

Directions

Postcode CV36 5EP

From the centre of the village by The Royal Oak Inn (Michelin Star) head east for Oxhill and Kineton. As one leaves the village take the last turning left into The Orchard and after a short distance 1 The Orchard is the first property on the right.

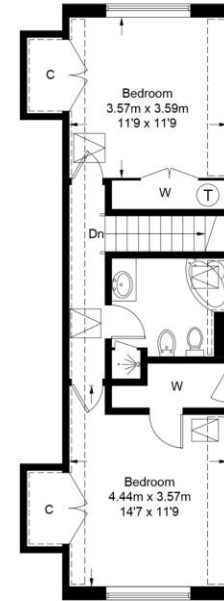
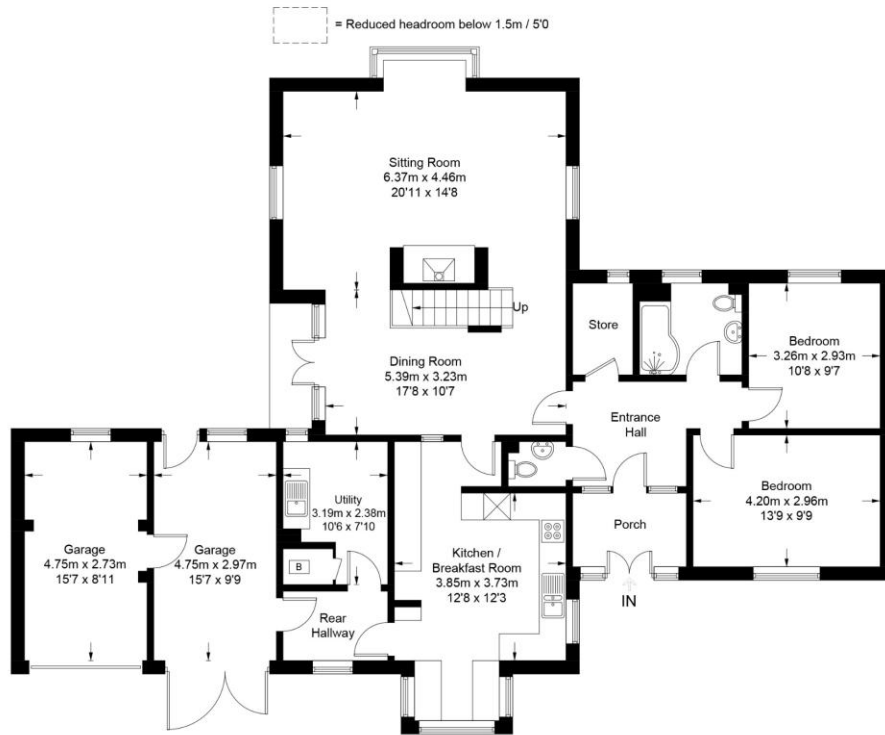
What Three Words /// foremost.collision.executive

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/S3277/F005/01.05.2026

FLOOR PLANS



Approximate Gross Internal Area = 204.1 sq m / 2197 sq ft
(Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1295485)

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