



THE GREEN HOUSE, TELEGRAPH STREET

SECCOMBES

ESTATE AGENTS

**THE GREEN HOUSE
45 TELEGRAPH STREET
SHIPSTON ON STOUR
CV36 4DA**

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).

AN OUTSTANDING, SPACIOUS AND WELL PRESENTED TOWN CENTRE HOUSE BUILT BY THE RENOWNED LOCAL BUILDERS, JOHNSON AND JOHNSON WITH SOUTH FACING COURTYARD GARDEN, CARPORT AND OFF ROAD PARKING

Entrance Hall, Sitting Room, Dining/Kitchen, Garden Room, Cloakroom, Three Double Bedrooms, En Suite Bathroom, Family Bathroom, Double Glazing, Gas Fired Heating, Enclosed Walled South Facing Courtyard Garden With Potting Shed, Carport, Off Road Parking

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Shipston on Stour, a historic former market town with an attractive Georgian centre, is situated in the undulating South Warwickshire countryside on the edge of the north Cotswolds.

The town is a busy local centre with good shopping, schooling and recreational facilities serving its own population and a number of surrounding villages.

There are grammar schools locally at Alcester and Stratford upon Avon. The larger centres of Stratford upon Avon, Banbury, Oxford, Warwick and Leamington Spa are easily accessible.

The Greenhouse, 45 Telegraph Street is an outstanding town centre house situated a short distance from the High Street, offering spacious, well proportioned and well presented accommodation.

The house was built by the renowned local builders Johnson and Johnson in the late 1990s, who use reclaimed materials to complement the property. Features within the house include a fine dress stone fireplace in the sitting room, exposed beams and engineered oak floor.

The dining/garden room complements the kitchen and overlooks the enclosed south facing courtyard garden.

The kitchen and bathrooms are well appointed with the property offering three double bedrooms including the master bedroom suite on the second floor.

Beyond the courtyard garden a single carport with off road parking space in front. The accommodation briefly comprises:





Entrance Hall with engineered oak floor with **Cloakroom**.

Sitting room with open fireplace with dress stone surround, mantle shelf and hearth, two exposed beams, engineered oak floor, French doors to garden.

Kitchen well appointed with glazed China sink with fitted cupboards under, fitted base units with stonework surface over, fitted wall units with concealed lighting under, built in dishwasher, built in washing machine, five ring gas hob with extractor hood above, built in double electric Neff oven, with space for fridge freezer, built in larder cupboards, exposed beam, engineered oak flooring. Under floor heating.

Archway to **Dining/Garden Room** engineered oak floor, half glazed stable door to courtyard garden.

Stairs rise to the first floor landing.

Bedroom Two double aspect with built in wardrobes with central dressing table area.

Bedroom Three overlooking the courtyard garden and currently used as a study.

Family Bathroom with bath with shower attachment and screen over, wc, wash hand basin with fitted mirror over, ceramic tiled floor.

From the landing door and stairs rise to **Bedroom One** (into eaves) double aspect with ample built in wardrobes and cupboards, engineered oak floor. Door to **En Suite Shower Room** part tiled with

a shower cubicle, w.c., wash hand basin with fitted mirror and light over, built in store cupboard and fitted shelving, heated towel rail, ceramic tiled floor.

Outside and approached from either the dining/garden room or sitting room is the enclosed walled **South Facing Courtyard Garden** about 25'6"/7.77m max wide x 19'6"/5.95m max deep cobbled with outside water point and potting shed.

Situated across the courtyard garden is **Single Carport** with access to boarded loft storage, power and light connected. **Off Road Parking** space in front Electric car charge point.

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 E.

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. Gas-fired Worcester condensing boiler for central heating and hot water.

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Energy Performance Certificate

Current: 73 (C) Potential: 76 (C)

Directions

On foot from the centre of the town head out of the corner of the High Street past the Morrisons Express crossing straight over Sheep Street into the Telegraph Street car park. Turn left and proceed up the Telegraph Street, crossing Brindles Alley and The Greenhouse is the second property on the left.

Postcode CV36 4DA

By car from Church Street in the centre of the town turn up Telegraph Street by Tesco Express. Continue past the car park and Brindles Alley turning left under an archway after about a further 50 yards into a gravelled courtyard. The car port and parking space for The Green House is the first on the left.

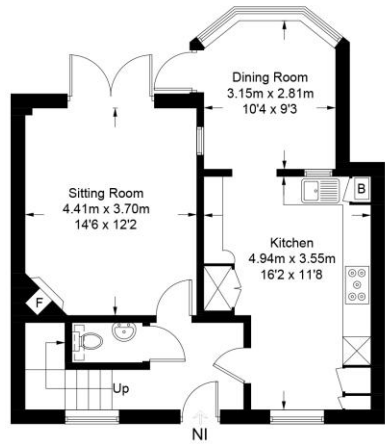
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IMPORTANT NOTICE

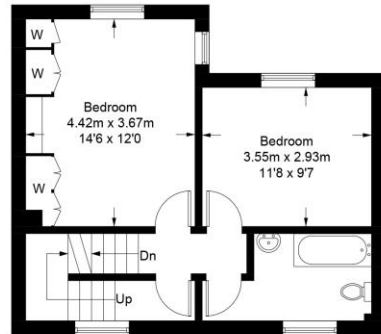
These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have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

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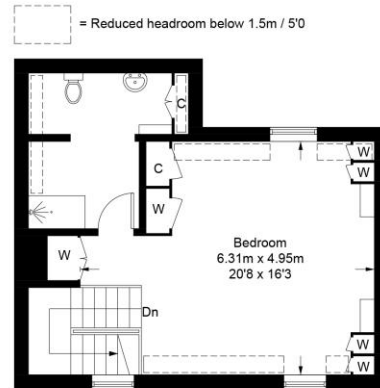
FLOOR PLANS



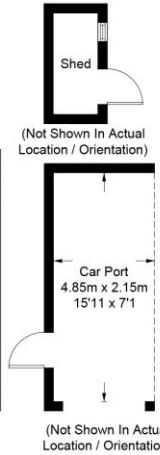
Ground Floor
51.2 sq m / 551 sq ft



First Floor
41.6 sq m / 448 sq ft



Second Floor
41.3 sq m / 444 sq ft



Approximate Gross Internal Area = 134.1 sq m / 1443 sq ft
 Shed = 2.0 sq m / 21 sq ft
 Total = 136.1 sq m / 1464 sq ft
 (Excluding Car Port)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1279320)



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