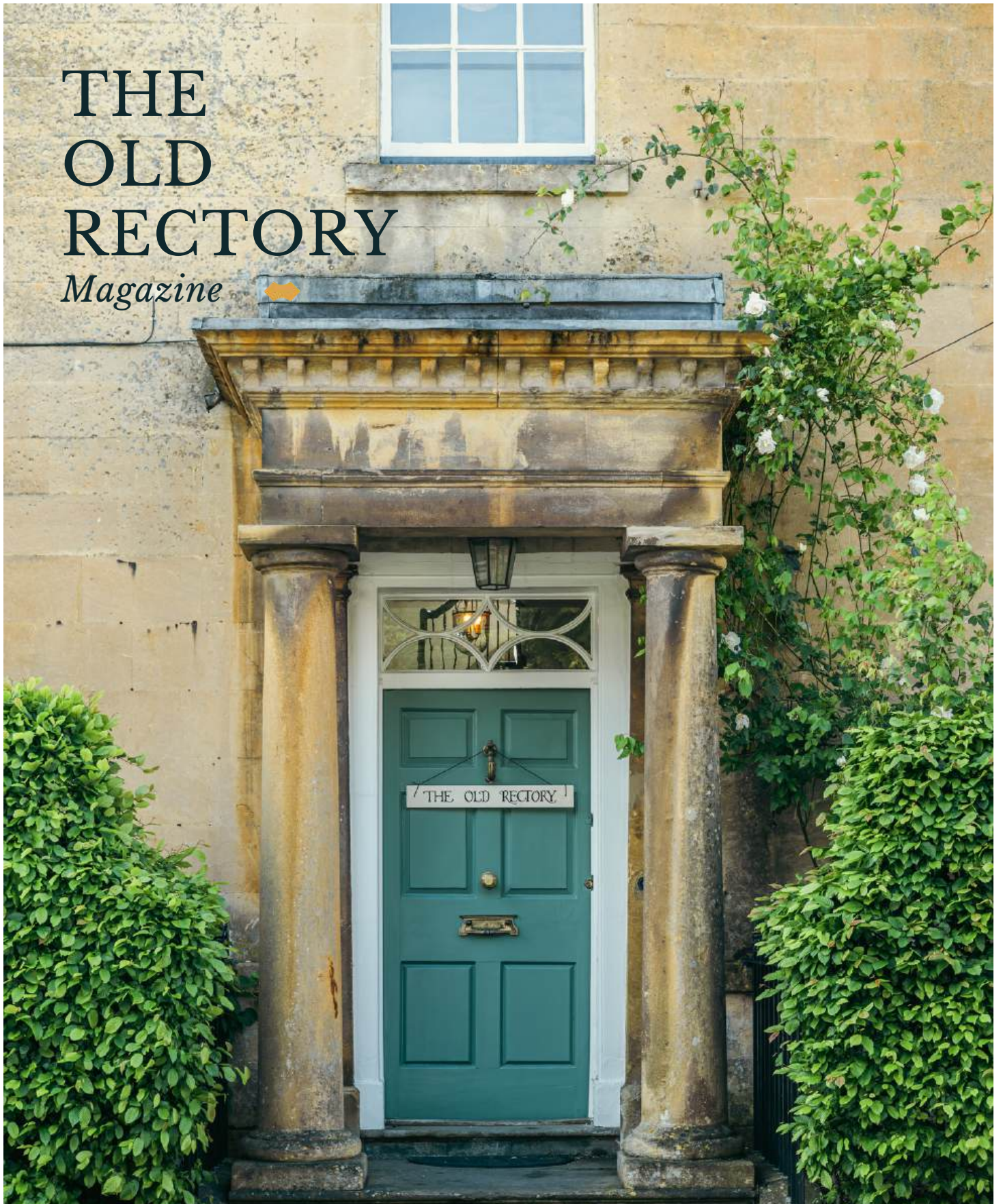


# THE OLD RECTORY

*Magazine*



THE  
COUNTRY  
HOUSE  
DEPT.

SECCOMBES  
ESTATE AGENTS





# THE OLD *Rectory*

Sheep Street, Shipston-On-Stour, CV36 4AF



This elegant Georgian Old Rectory is a house of considerable charm and character, showcasing an abundance of original period features throughout. High ceilings, large sash windows with working shutters, intricate cornicing and beautifully preserved panelling combine to create wonderfully light and atmospheric interiors, while open fireplaces add warmth and grandeur to the principal rooms. The accommodation is both extensive and versatile, comprising four generous reception rooms ideal for both formal entertaining and everyday family living, alongside five well-proportioned bedrooms and three bathrooms arranged over the upper floors. Outside, the property is complemented by a beautiful private garden, offering a peaceful and secluded setting with mature planting, lawns and plenty of space for outdoor dining and relaxation.







# THE FINER *Details*

**Bedrooms**  
5

**Reception Rooms**  
4

**Bath/Shower Rooms**  
3

**Utility Room**

**Boot Room**

**Study**

**Cellar**

**What3Words**  
[///storming.putty.spells](https://www.what3words.com/storming.putty.spells)

**Co-Ordinates**  
52°03'46"N , 001°37'38"W

**Services**  
Mains gas, electricity, water and drainage

**Listing**  
Grade II Listed

**Council Tax**  
Band G

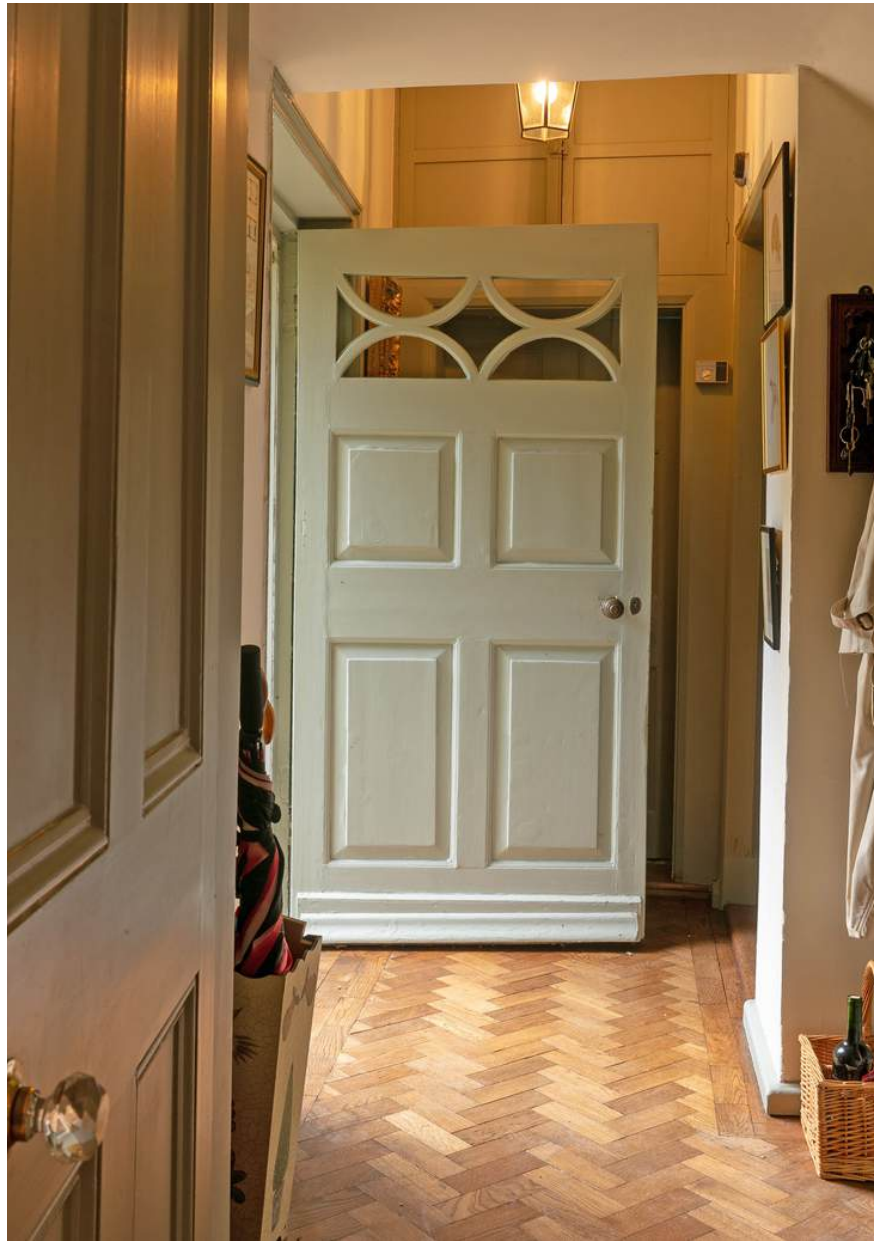
**Local Authority**  
Stratford-on-Avon Council













# ABOUT THIS *Area*



Noted by the *The Sunday Times* in March 2016 as one of the best places to live in the UK, Shipston-on-Stour is an historic and thriving South Warwickshire market town, renowned for its welcoming atmosphere, strong sense of community and attractive period architecture. Situated on the edge of the North Cotswolds, the town combines traditional charm with an increasingly vibrant and contemporary feel, making it highly sought-after by both families and downsizers alike.

Shipston's picturesque high street offers an excellent range of amenities, with an appealing blend of independent boutiques, traditional family-run businesses and everyday conveniences. These include a doctor's surgery, cottage hospital, renowned butcher, fishmonger, delicatessen, cafés, pubs and well-regarded restaurants, all contributing to the town's lively yet relaxed character. A former wool town, Shipston celebrates its heritage through popular annual events such as the Shipston Wool Fair and the much-loved Shipston Proms, held over two weeks each summer and attracting visitors from across the region.

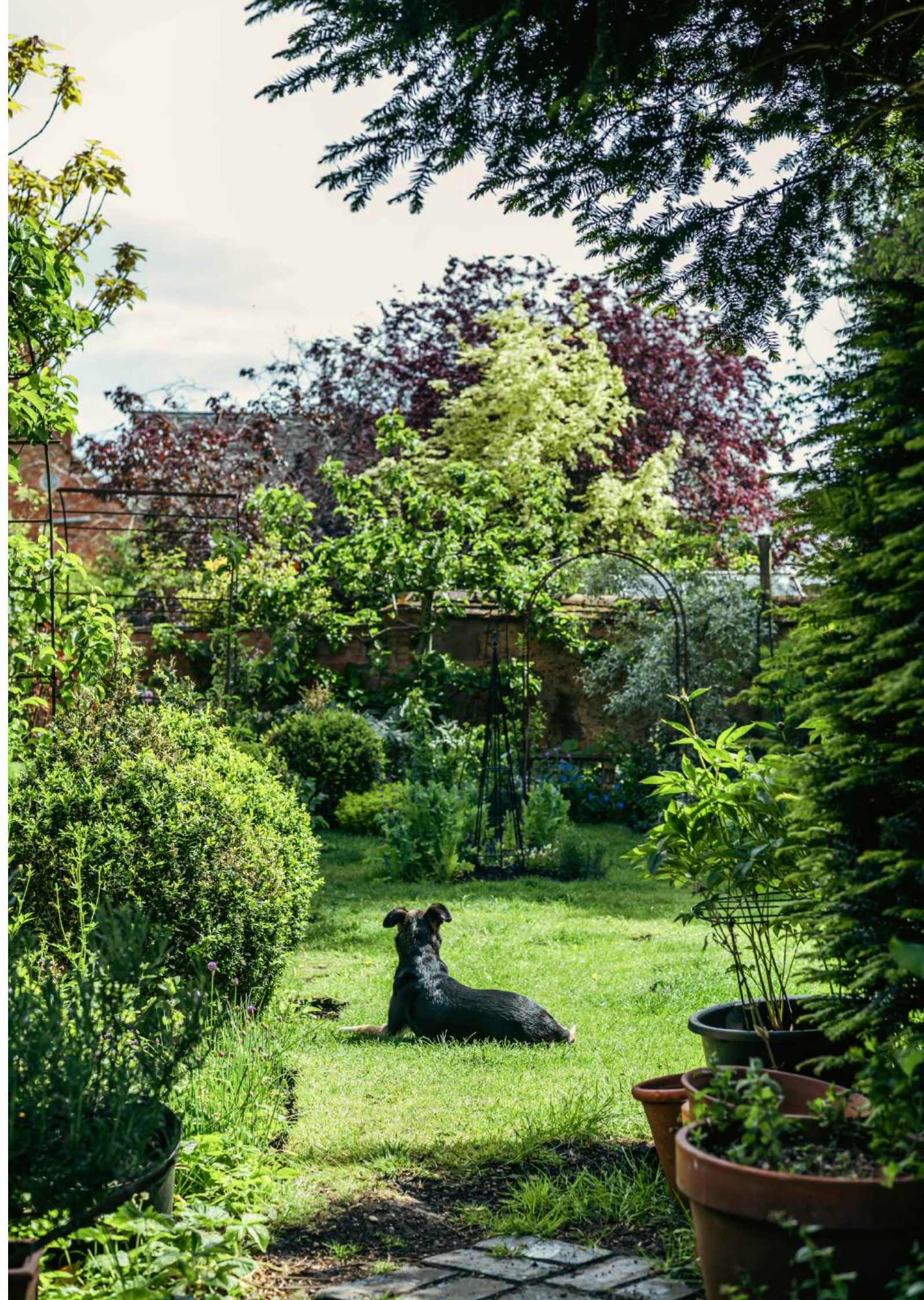
The surrounding area is particularly well served by nearby Cotswold towns and villages, including Chipping Campden, Moreton-in-Marsh and Broadway. For more extensive shopping, cultural and recreational facilities, Stratford-upon-Avon, Warwick, Royal Leamington Spa and Banbury are all within easy reach, together with a wide selection of highly regarded state and independent schools



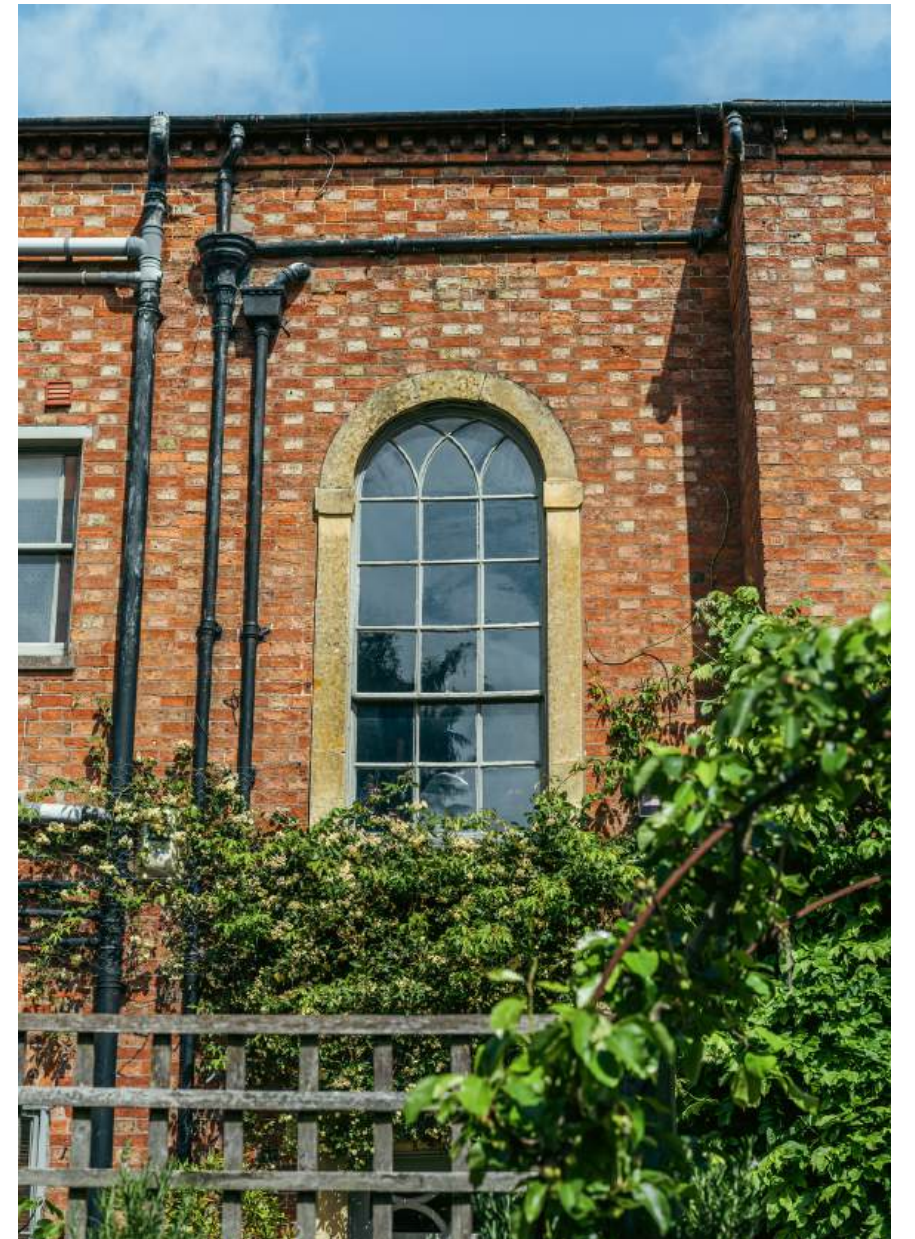












# POINTS OF *Interest*



## **Towns and Cities**

Moreton-in-Marsh 7 miles  
Stratford-upon-Avon 11 miles  
Stow-on-the-Wold 11 miles  
Banbury 15 miles  
Oxford 30 miles  
Central London 83

## **Pubs & Restaurants**

The Bower House, Shipston-on-Stour  
The George Townhouse, Shipston-on-Stour  
The Horseshoe, Shipston-on-Stour

## **Train Stations**

Moreton-in-Marsh Station 7 miles  
London Paddington from 84 mins  
Banbury Station 15.4 miles  
London Marylebone from 56 mins  
Birmingham New Street from 43 mins

## **Airports**

Birmingham Airport 35 miles  
London Heathrow 73 miles



# FLOORPLANS

## *The Old Rectory*



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #108961

Total - 406.8 sq m / 4,379 sq ft  
 Including Limited Use Area (2.7 sq m / 29 sq ft)

# AREA GUIDE

## *North Cotswolds & South Warwickshire* ➡

This highly sought-after region is celebrated for its picturesque villages, historic market towns and rolling countryside. From the charm of Chipping Campden and Broadway to the characterful streets of Shipston-on-Stour, the area offers an exceptional lifestyle. With excellent pubs, independent shops, renowned schools and beautiful walking routes on the doorstep, it combines timeless rural appeal with outstanding convenience and connectivity.

### **Walking – Shipston-on-Stour**

The Water Meadows provide a delightful setting for a leisurely walk, with riverside paths winding through open grassland rich in wildlife. A cherished local amenity, they offer a peaceful retreat just moments from the town centre, perfect for walking and enjoying nature.

### **Eating Out – The Royal Oak, Whatcote**

This charming 12th-century village pub is positioned on the edge of the Cotswolds, renowned for its warm hospitality and exceptional cuisine. Awarded One Michelin Star, it serves imaginative wild and seasonal tasting menus, making it a sought-after destination for fine dining in a relaxed and characterful setting.

### **Culture- The Royal Shakespeare Company**

The Royal Shakespeare Company in Stratford-upon-Avon is one of the world's leading theatre's, renowned for its acclaimed productions of Shakespeare's works. Based on the banks of the River Avon, it offers an exceptional cultural experience throughout the year.

### **Day Out – Kiftsgate Court Gardens**

Kiftsgate Court Gardens is one of the Cotswolds' most celebrated gardens, renowned for its spectacular terraces, vibrant planting and far-reaching views. Created over generations by women gardeners, it offers a beautiful and ever-changing display of roses, borders and rare plants.





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