



DARNLEY COTTAGE, SHIPSTON ON STOUR, WARWICKSHIRE

SECCOMBES

ESTATE AGENTS

**DARNLEY COTTAGE
STATION ROAD
SHIPSTON ON STOUR
WARWICKSHIRE
CV36 4BW**

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).

OFFERING A GREAT OPPORTUNITY WITH DEVELOPMENT POTENTIAL, A DETACHED TWO BEDROOM HOUSE IN NEED OF MODERNISATION/RENOVATION, SET IN GROUNDS EXTENDING TO ABOUT 0.25 ACS, QUIETLY LOCATED A SHORT DISTANCE TO THE NORTH OF THE TOWN CENTRE.

Living Room, Dining Room, Galley Kitchen, Bathroom, Two Double Bedrooms. Garaging. Car Port. Former Gas Works. Gardens and Grounds extending in all to about 0.25 acs

Viewing through:
Secombes Estate Agents, Shipston on Stour
T: 01608 663788 E: shipston@seccombesea.co.uk
www.seccombesestateagents.co.uk



Shipston on Stour is a former market town situated in South Warwickshire. The town is a busy local centre with good shopping, schooling and recreational facilities serving its own population and a number of surrounding villages.

The larger centres of Stratford upon Avon, Banbury and Oxford are accessible. The area is serviced by a network of main roads including the A3400 (Oxford and Birmingham) road passing through the town. Junctions 11 and 15 of the M40 motorway are accessible at Banbury and Warwick respectively.

There are main line stations at Moreton in Marsh and Banbury with train services south to Oxford and London respectively,

with a service from Banbury to London (Marylebone) in just under an hour.

Darnley Cottage is a two double bedroom town cottage quietly located a short distance to the north of the town centre.

The property, which is in need of full modernisation and refurbishment, offers a great opportunity being set in grounds extending to about 0.25 acs.

It is understood the property was the former gas works for Shipston on Stour and there are numerous outbuildings



including Stores, Garaging, Car Port, Workshops and the former Gas Works.

It is considered, subject to obtaining the necessary planning consents, the property offers potential for residential development, either by extending the existing house or new build properties.

On the ground floor there are two principal Reception Rooms, **Living Room** and **Dining Room** with a **Galley Kitchen** and **Bathroom** to the rear.

On the first floor are two **Double Bedrooms**.

Double timber **Sheds** lead off Station Road past Darnley Cottage to a large forecourt. Immediately opposite Darnley Cottage is a more formal former **Garden** area with a former **Kitchen Garden** at the end.

Off the forecourt there are numerous outbuildings including **Store Rooms, Workshops, Garaging, Car Port** and **former Gas Works**.

This property extends in all to about 0.25 acs.

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 C.

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.

Energy Performance Certificate

Current: 44(E) Potential: 77 (C)

Directions

Postcode CV36 4BW

From the town centre of Shipston on Stour proceed north on Church Street (A3400) towards Tredington and Stratford upon Avon. Proceed past Tesco Express and Telegraph Street, taking the next turning left after about 75 yards into Station Road. Proceed along Station Road passing the Black Horse Inn on the right. After about a further 100 yards take the next turning left and and Darnley Cottage is the second property situated on the right after about 50 yards.

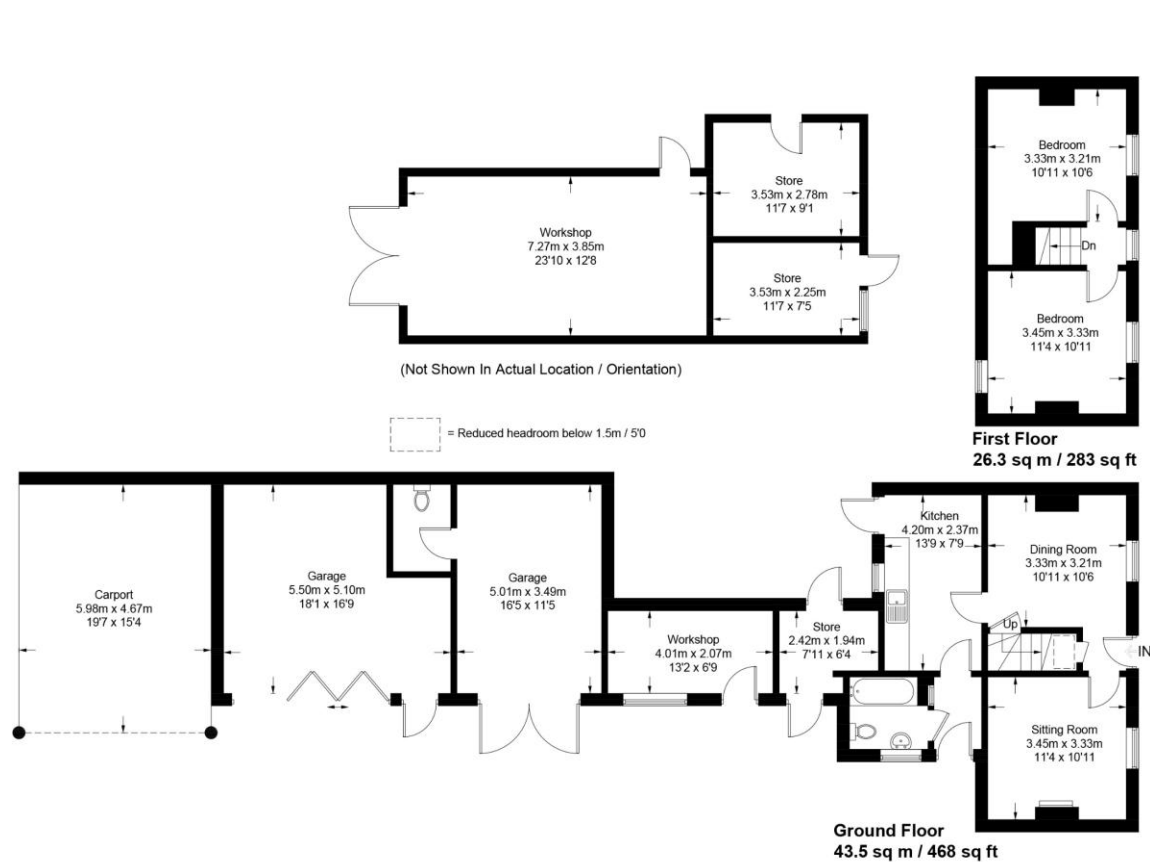
What Three Words /// fulfilled.ripen.applies

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



T: 01608 663788

10 Market Place, Shipston on Stour,
Warwickshire CV36 4AG
shipston@seccombesea.co.uk

www.seccombesestateagents.co.uk

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