



LITTLE GRANVILLE, SHIPSTON ON STOUR

SECCOMBES
ESTATE AGENTS

**LITTLE GRANVILLE
CHURCH STREET
SHIPSTON ON STOUR
CV36 4AP**

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).

**A DETACHED LITTLE GEM QUIETLY LOCATED
IN THE TOWN CENTRE WITH OPPORTUNITY**

Entrance Hall, Living Room, Dining Kitchen, Cloakroom Utility Room, Two Double Bedrooms (One Ground Floor), Office / Nursery Bedroom, Bathroom, UPVC Double Glazing, Gas Fired Heating, Attractive Garden, Good Off Road Parking

Viewing: Seccombes Estate Agents, Shipston on Stour
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Shipston on Stour is a popular former market town with an attractive Georgian centre 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. There are grammar schools locally at Alcester and Stratford upon Avon.

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 to Birmingham) road passing through the town.

Junctions 11 and 15 of the M40 motorway are accessible at Banbury and Warwick respectively. There are mainline stations at Moreton in Marsh and Banbury with train services south to Oxford and London respectively.



Little Granville is a little gem, being a detached two bedroom (one ground floor) chalet bungalow quietly located in the centre of the town with an attractive south facing garden.

It is considered the property offers an opportunity to extend (subject to the necessary planning consents).

Within the property there is a large living room, with a small garden room off, and is open plan to the dining kitchen, beyond which is the back hall and utility room. There are two good sized double bedrooms both with built in wardrobes. In addition on the first floor is an office / nursery bedroom. To the back, the garden adjoins the churchyard and there is good off road parking beside. The accommodation briefly comprises:

Enclosed Entrance Lobby leading into the **Entrance Hall** with parquet floor. Door to



Cloakroom with w.c., wash hand basin, heated towel rail, under stairs store cupboard



wash hand basin with built in cupboard under, w.c., heated towel rail.



Energy Performance Certificate
Current: 55 (D) Potential: 76 (C)

Living Room good sized with parquet floor glazed double doors leading into the **Garden Room** overlooking the **South Facing Garden**.

Open to the **Dining Kitchen** with the dining area having parquet floor beyond which the kitchen area comprises one and a half bowl and single drainer stainless steel sink unit, fitted base units with work surface over, built in fridge, built in dishwasher, Neff electric double oven with four ring ceramic Neff hob over and extractor hood above, wall units, shelved larder cupboard with sliding door.

Back Hall with side entrance door and door to **Utility Room** with glazed china sink and plumbing for washing machine.

Bedroom One with parquet floor, two built in double wardrobes.

On the first floor is the **Landing** with good built in wardrobes / storage cupboards.

Bedroom Two with built in shelved wardrobe.

Bathroom tiled with bath with shower and shower screen over,

Office / Nursery Bedroom with boiler cupboard with gas fired boiler for central heating and hot water.

Outside gardens and grounds surround the property. **The Principal Garden** area is situated to the front and is south facing with a **Paved Patio** adjoining the property beyond which is a lawned area and flower border with mature apple trees and pear tree to the side of the driveway. To the side is a principally gravel driveway offering good **Off Road Parking** for two/three cars.

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 boiler for central heating and hot water.

Directions

By car from the centre of Shipston on Stour and from the church, head south on Church Street for about 75 yards. Just before the library and pedestrian crossing turn left between double five bar timber gates. Continue straight ahead for a further 25 yards leading through a further five bar timber gate and turn immediately left to Little Granville.

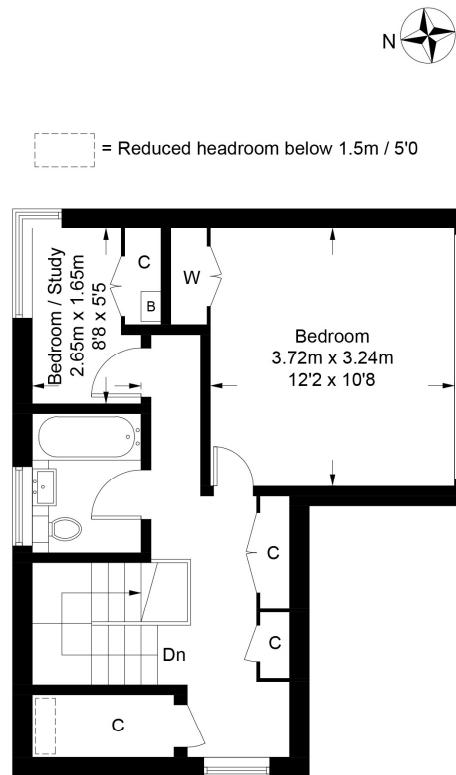
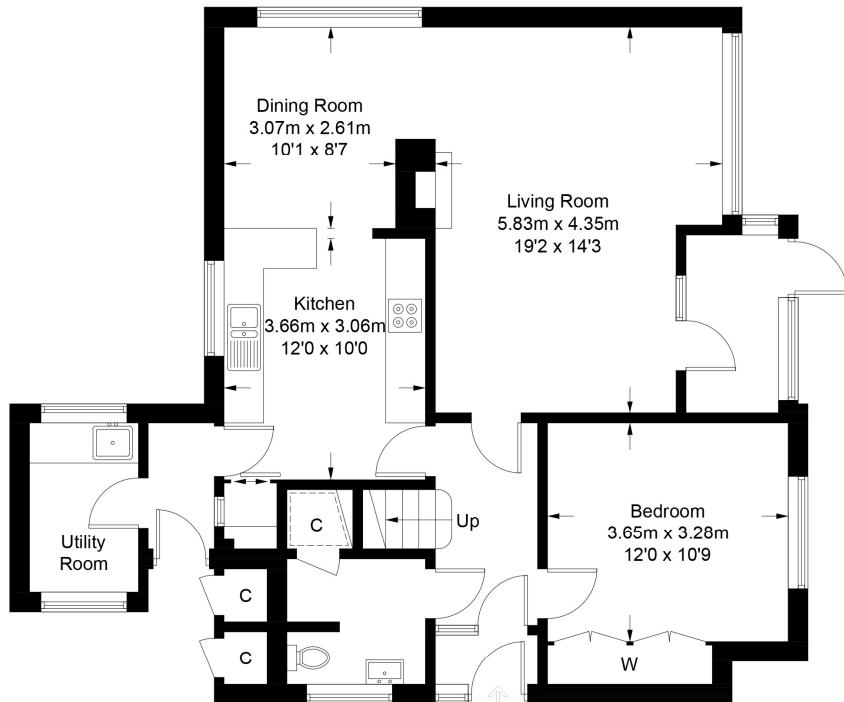
By foot from the centre of the town and from the High Street proceed down Market Place passing Seccombes Estate Agents on the right. At the "T" junction with Church Street (A3400) turn right and after about 75 yards turn left just before the library and the pedestrian crossing. Continue between the two five bar timber gates for a further 25 yards proceeding through another five bar timber gate, turn immediately left to Little Granville

What Three Words // palettes. manager. restrict

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/S33252/F005/11.02.2026

FLOOR PLANS



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