



**Connells**

The Old Council House West Street  
Shipston-On-Stour

# The Old Council House West Street Shipston-On-Stour CV36 4GA

for sale  
**£525,000**



## Property Description

The building is entered via an impressive communal entrance hall with a mosaic tiled floor and grand staircase. The apartment itself benefits from two entrances, leading to either the kitchen/breakfast room or the main reception hall.

The kitchen/breakfast room is well proportioned and fitted with hand-painted pine units, work surfaces and a central island, with integrated oven, hob, extractor and dishwasher, and space for an American-style fridge/freezer.

The lounge/dining room flows from the kitchen and features a large picture window overlooking the High Street, built-in storage cupboards and a stone fireplace with gas fire.

The dual-aspect main bedroom includes built-in wardrobes and a recently fitted en-suite bathroom. There are two further bedrooms, both with built-in wardrobes, one currently used as a snug and offering potential for reconfiguration if desired.

An additional shower room completes the accommodation. Externally, there is an allocated parking space within the rear courtyard.

## Introduction

Shipston-on-Stour is a charming small town in Warwickshire, set along the banks of the River Stour in the northern Cotswolds, approximately 10 miles south of Stratford-upon-Avon. A former historic market town, Shipston retains much of its traditional character, with an attractive High Street and notable buildings including St Edmund's Church.

The town offers an excellent range of

amenities, including independent shops, restaurants and public houses, along with primary and secondary schools, a medical centre and a variety of sports clubs. Well-regarded grammar schools can be found nearby in Alcester and Stratford-upon-Avon, while the larger centres of Stratford-upon-Avon, Banbury, Oxford, Warwick and Leamington Spa are all easily accessible.

## Communal Entrance Hall

An impressive communal entrance hall with an attractive mosaic tiled floor and a grand staircase rising to the first floor up to the apartment having two entrances via the kitchen or into the main entrance hall.

## Entrance Hall

A welcoming entrance hall providing access to the principal accommodation, with doors leading through to both the kitchen/dining room, lounge, bedrooms and Shower room.

## Lounge/Dining Room

A generous lounge featuring a large picture window overlooking the High Street, providing excellent natural light and an attractive outlook, complemented by two additional windows to the side elevation. There is ample space to accommodate a dining area if desired. The room further benefits from two radiators, both fitted with decorative covers, built-in storage cupboards, and a characterful stone fireplace with a fitted gas fire, creating an appealing focal point and a comfortable, versatile living space..

## Kitchen/Breakfast room

A well-proportioned kitchen/dining room fitted with a range of hand-painted pine base, wall and drawer units with work surfaces over, complemented by tiled splashbacks. A central island provides additional storage and valuable workspace. A sink and drainer unit with mixer tap is positioned beneath a window to the front elevation, allowing for good natural light. Integrated appliances include an electric oven with hob and extractor over, together with a dishwasher, and there is space for an American-style fridge/freezer. The room offers ample space for a dining or breakfast table, making it well suited to both everyday use and entertaining, and further benefits from a radiator fitted with a decorative cover.

## Bedroom One

A spacious dual-aspect principal bedroom with built-in wardrobes providing useful storage. The room benefits from a radiator and direct access to a recently fitted en-suite bathroom, creating a comfortable and well-appointed principal suite.

## En-Suite

A stunning, contemporary refitted en-suite, elegantly finished with stylish part tiling and high-quality fittings throughout. The suite boasts a striking free-standing bath, WC and bidet, alongside Jack and Jill style wash hand basins beautifully set within a bespoke vanity unit. A separate shower enclosure adds further practicality, while a chrome heated towel rail enhances comfort. An obscure double-glazed window to the side elevation provides excellent natural light whilst maintaining privacy, completing this exceptional bathroom suite.

## Bedroom Two

A further double bedroom with built-in storage cupboards, currently arranged as a snug. The room benefits from two windows to the side elevations, allowing for good natural light, together with two radiators, making it a comfortable and versatile space

## Bedroom Three

Another well-proportioned bedroom, also benefiting from built-in wardrobes, suitable for use as a guest room, home office or additional bedroom.

## Shower Room

A beautifully appointed, partly tiled shower room, finished with stylish, high-quality fittings throughout. The suite comprises a WC, a wash hand basin set within a contemporary vanity unit, a sleek shower enclosure, and a chrome heated towel rail. An obscure double-glazed window to the side elevation provides natural light while ensuring privacy.

## Outside Parking

The property benefits from an allocated parking space located within the rear courtyard.

## Agents Notes

The tenure is understood to be leasehold with a share of the freehold. This information should be verified by the purchaser's solicitor prior to exchange of contracts.

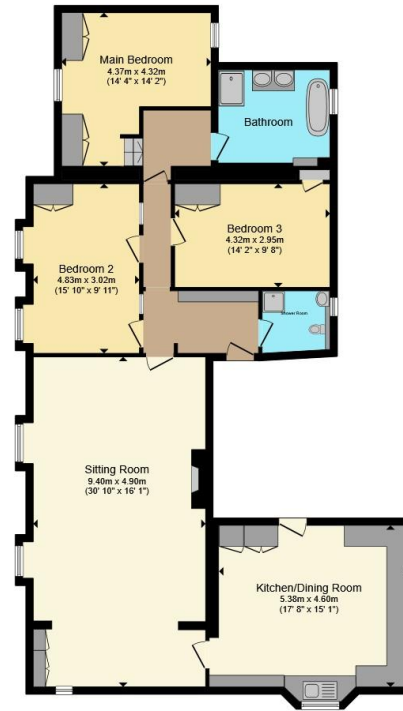
## Council Tax

Local Authority: Stratford District Council  
Band 'F'









## First Floor

Total floor area 147.0 m<sup>2</sup> (1,582 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01789 841535**

**E [wellesbourne@connells.co.uk](mailto:wellesbourne@connells.co.uk)**

Bridge Street  
WELLESBOURNE CV35 9QP

EPC Rating: D

Council Tax  
Band: F

Service Charge:  
1800.00

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WBE104169](http://connells.co.uk/Property/WBE104169)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1997. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WBE104169 - 0003