Green Lane,

Shipston-on-Stour, CV36 4HG

Jeremy McGinn &Co

Available at
Guide Price £1,200,000

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A substantial and individually designed detached residence offering exceptional and highly versatile family accommodation, together with the potential for a generous self-contained annexe, all occupying grounds of approximately 0.38 acre in a wonderfully convenient position right in the heart of Shipston-on-Stour.

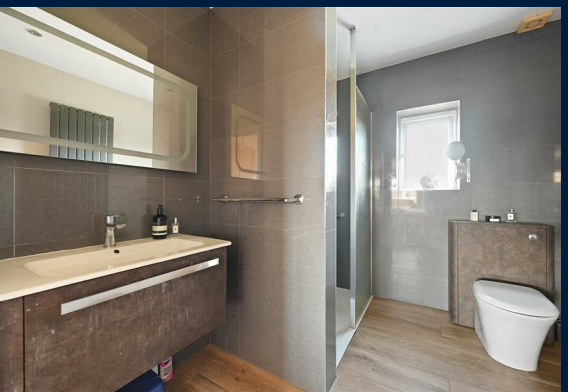
Tucked away at the head of a no-through road, the property enjoys a particularly appealing setting that combines a sense of privacy with the convenience of being within easy walking distance of the excellent shops, cafés, restaurants and everyday amenities of this historic market town.

The house is approached over an expansive driveway providing ample off-road parking for numerous vehicles and, once inside, the impressive proportions and flexibility of the accommodation immediately become apparent.

A welcoming reception hall provides access to a guest cloakroom/WC and the principal ground-floor rooms. At the heart of the living accommodation is a superb through living room of particularly generous proportions, featuring a log-burning stove and wide bi-fold doors which open directly onto the rear terrace and gardens. There is also a separate snug, providing a more intimate and relaxed reception space.

The large dining kitchen forms the true heartbeat of the house and provides a wonderful setting for both everyday family life and entertaining. Extensively fitted and incorporating a comprehensive range of appliances, there is ample space for a substantial dining table, while further bi-fold doors create a seamless connection with the terrace and gardens beyond. A separate utility room provides valuable additional practicality.

Completing the principal ground-floor accommodation is a spacious home office/further reception room, ideal for those working from home but equally suited as a playroom, sitting room or additional family space.



Tax Band: F

Council: Stratford on Avon District Council

Tenure: Freehold

One of the property's most notable features is the adjoining accommodation, which offers excellent potential to create a substantial and genuinely self-contained annexe. Either accessible from the main house or independently, this versatile area includes a spacious open-plan living room and kitchen, two double bedrooms and a shower room. It would be particularly well suited to multi-generational living, providing independent accommodation for relatives or guests, while also offering potential for holiday letting or Airbnb use, subject to any necessary consents.

On the first floor, a spacious landing with an attractive oak and glass balustrade leads to five generous bedrooms. The impressive principal bedroom suite is particularly spacious and incorporates a walk-in wardrobe together with a large en-suite bathroom. The guest bedroom also benefits from fitted wardrobes, its own en-suite shower room and the added attraction of a private sit-out balcony.

There are three further double bedrooms, making this an excellent home for a larger family, together with a well-appointed family bathroom.

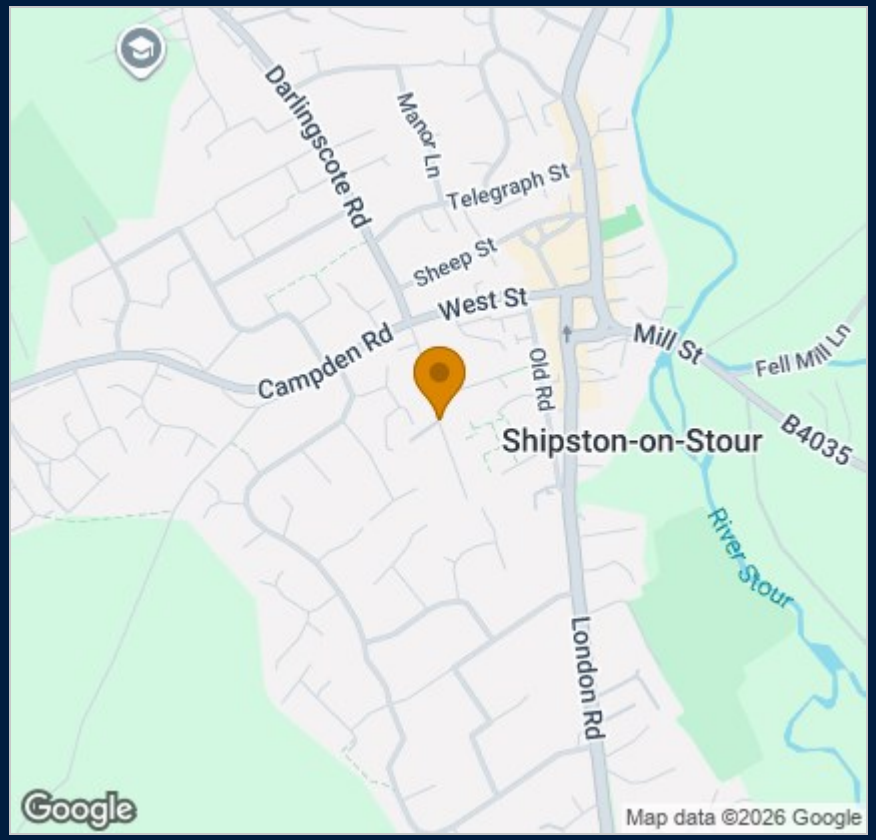
Outside, the property occupies generous grounds extending to approximately 0.38 acre. The rear gardens enjoy a particularly pleasant westerly aspect, ideal for making the most of the afternoon and evening sunshine. A substantial full-width terrace immediately adjoining the house provides an excellent space for outdoor dining, entertaining and relaxation, beyond which lie shaped areas of lawn.

Within the garden is a timber summerhouse, currently utilised as a gym, providing another useful and adaptable space for leisure, hobbies or home working.

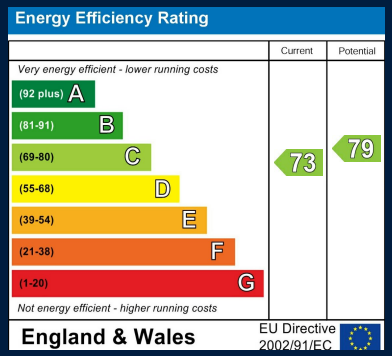
Combining substantial proportions with remarkably flexible accommodation, generous grounds and extensive parking, this impressive individual home represents a rare opportunity in such a central Shipston-on-Stour location. The potential for independent annexe accommodation adds another dimension, making the property particularly appealing to larger or extended families and those seeking a home capable of adapting to changing requirements over the years.

Floor Plan

Map



Energy Performance



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Please note that this fee is non-refundable under any circumstances.

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