



VINE HOUSE, 36 NEW STREET, SHIPSTON ON STOUR

SECCOMBES
ESTATE AGENTS

**VINE HOUSE
36 NEW STREET
SHIPSTON ON STOUR
CV36 4EN**

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 CHARMING PERIOD TOWN CENTRE FAMILY HOUSE OFFERING SPACIOUS AND WELL-PRESENTED ACCOMMODATION, ATTRACTIVE WALLED GARDEN, WELL APPOINTED ONE BEDROOM HOLIDAY LET COTTAGE AND LARGE DOUBLE GARAGE.

Reception Hall, Living/Dining Room, Study, Sitting Room, Kitchen/Breakfast Room, Utility Room, Cloakroom, Four Double Bedrooms, Dressing Room/Bedroom Five, Two Bathrooms (one ensuite), Shower Room. Gas-Fired Heating. Double Glazing. Attractive Landscaped Walled Garden. One Bedroom Holiday Let Cottage. Large Double Garage.

**Viewing through
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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.

Vine House is a charming end terrace period town house situated in the centre of Shipston on Stour between New Street (A3400) and Old Road.

The house is a wonderful family home offering well presented, spacious and well-proportioned accommodation including a reception hall and three reception rooms on the ground floor, together with four double bedrooms, dressing room/bedroom five, two bathrooms, (one ensuite) and a shower room on the first floor.

Features within the property include fine exposed beams and timbers, stripped pine doors, together with exposed stone walling, waxed pine and polished elm-boarded flooring.

Outside there is a south and west-facing attractively landscaped walled garden, together with a well appointed one-bedroom holiday let cottage adjoining which is a large double garage. The accommodation briefly comprises:



Reception Hall with fireplace exposed beams and timbers. Glazed double doors to **Living/Dining Room** with open fire with built-in shelving, exposed stone walling.

Sitting Room with wood-burning stove, exposed beams and timbers, two bay windows. **Study** with exposed stone walling, exposed timber and bay window.

Kitchen/Breakfast Room with bespoke American white oak cupboards and work surface, double stainless steel sink unit, quarry tiled floor, space for upright fridge/freezer, space for cooker, **walk-in shelved pantry**.

Utility Room with large glazed china sink, plumbing for washing machine and dryer point with tiled work surfaces over, quarry tiled floor, shelved store cupboard and door to **Cloakroom** with w.c., wash hand basin, quarry tiled floor.

On the first floor is the **Landing** with polished elm boarded floor

Bedroom One with built-in double wardrobe, exposed pine boarded polished floor, boiler cupboard with Worcester gas-fired boiler, half glazed stable door to **balcony** overlooking its garden. Door to **Ensuite Bathroom** with bath, with shower and shower screen over, w.c., wash hand basin.

Three further Double Bedrooms with **Bedroom Three** having exposed beams and timbers, exposed stone walling,

Dressing Room/Bedroom Five with range of three built in double wardrobes.



Family Bathroom with bath with shower attachment w.c., wash hand basin, part exposed stone walling. **Separate Shower Room**.

Outside an important feature of the property is the attractive **Landscaped Garden** which is south and west facing, split-level with two **Patio** areas, two lawned areas with the lower lawned area with ornamental pond, with well-stocked herbaceous borders, a young may tree, holly tree, apple and pear trees, situated to the back of the garden.

Vine Cottage is currently used for holiday lets/air bnb and produces a useful income stream. The property is well appointed with open plan **living/dining/kitchen**, French doors leading out onto one of the patios. On the first floor is a **double bedroom** with built-in wardrobe. **Bathroom** with shower and shower screen over, w.c., wash hand basin.

Attached to Vine Cottage is a large **Double Garage** with two sets of timber double doors opening out onto Old Road, power, light and water connected. Beside the garage is a side personnel door leading out onto Old Road.

GENERAL INFORMATION

Tenure The property is offered freehold with vacant possession.

Council Tax This is payable to Stratford on Avon District Council.

Fixtures and Fittings All items mentioned in these sale particulars are included in the sale. All other items are expressly excluded. It should be noted the Range Cooker in the kitchen/breakfast room, together with all the wall light fittings are specifically excluded from the sale.



Services Mains electricity, gas, water and drainage are connected to the property. Worcester gas-fired boiler for central heating and hot water.

Energy Performance Certificate

Vine House

Current: C (70) Potential: B (81)

Vine House Cottage

Current C (73) Potential: B (91)

Directions

Postcode CV36 4EN

From the centre of Shipston on Stour take the A3400 south for Oxford. Proceed round the one-way system into New Street. Vine House, 36 New Street will be found on the right-hand side after about 120 yards with the access into the garden, where the front door is found, being off an alleyway between New Street and Old Road

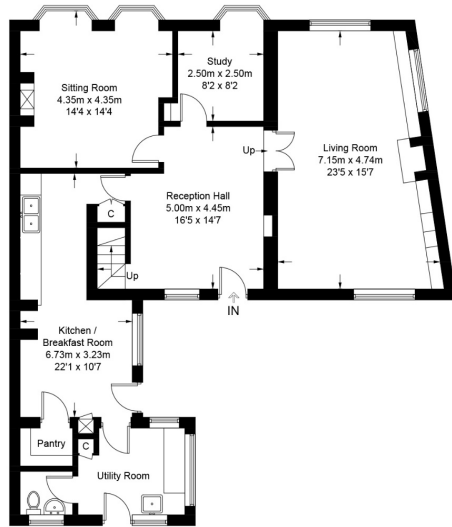
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IMPORTANT NOTICE

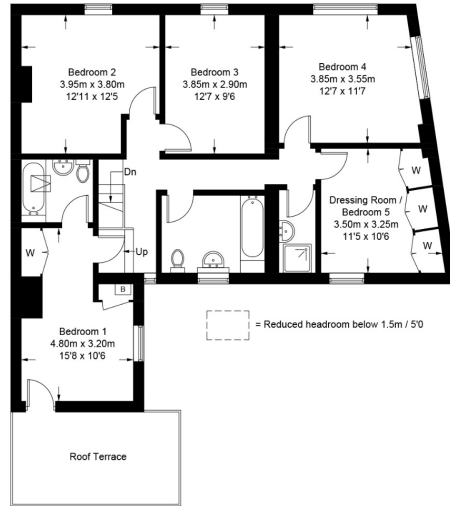
These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs (taken May 2024) show only certain parts and aspects as at the time they were 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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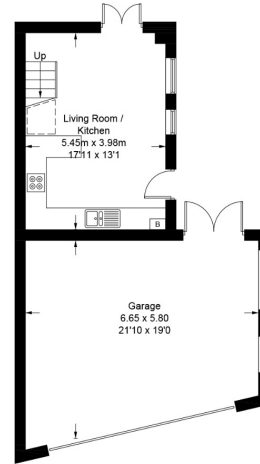
FLOOR PLANS



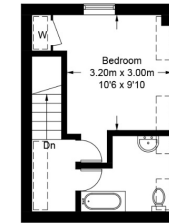
Ground Floor
108.6 sq m / 1169 sq ft



First Floor
94.1 sq m / 1013 sq ft
Approximate Gross Internal Area = 202.7 sq m / 2182 sq ft
Annexe = 43.9 sq m / 473 sq ft
Garage = 33.8 sq m / 364 sq ft
Total = 280.4 sq m / 3019 sq ft



Annexe - Ground Floor
22.1 sq m / 238 sq ft



Annexe - First Floor
21.8 sq m / 235 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID 1079991)



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