



**GREENACRE, GREEN LANE, SHIPSTON ON STOUR**

**SECCOMBES**

**CHARTERED SURVEYORS**

**GREENACRE  
GREEN LANE  
SHIPSTON ON STOUR  
CV36 4HG**

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 SPACIOUS DETACHED VICTORIAN FAMILY HOUSE WITH COACH HOUSE ANNEXE AND ATTRACTIVE ENCLOSED GARDEN, SITUATED A SHORT DISTANCE FROM THE TOWN CENTRE.**

Entrance Hall, Sitting Room, Dining Room, Conservatory, Kitchen/Breakfast Room, Study, Inner Hall, Shower/Cloakroom, Utility Room, Landing, Four Bedrooms, Bathroom, Box Room. Gas-Fired Heating. One Bedroom Coach House Annexe. Good Off-Road Parking. Attractive South Facing Garden

Viewing through:

**Shipston on Stour office**

**Tel No: 01608 663788**

**Email: [shipston@seccombes.co.uk](mailto:shipston@seccombes.co.uk)**



**Shipston on Stour** is an attractive 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. Junctions 11 and 15 of the M40 Motorway are accessible from Banbury and Warwick respectively. There are main line stations at Moreton in Marsh and Banbury with services south to Oxford and London. In addition there is a service from Banbury to London Marylebone in just under an hour.

**Greenacre** is an imposing detached Victorian (date stone 1890) family house situated off a quiet no-through lane close to the town centre.

The property offers spacious and well-proportioned accommodation, with features including a mosaic tiled entrance hall, suspended boarded floor in the two principle reception rooms, ceiling coving and sash windows. In addition on the staircase there is a fine stained glass window.

Outside there is an attractive south facing landscaped garden and good off-road parking, together with a separate detached one bedroom **Coach House Annexe**.

On the ground floor situated off the spacious entrance hall are the well-proportioned sitting room and dining room, both dual aspect, south facing, each having bay windows and with multi fuel stoves. Beyond the sitting room is the conservatory leading out into the garden.

Beyond the well fitted kitchen is the study and utility room, together with a shower/cloakroom and back hall with quarry tiled floor.

On the first floor is a split-level landing. Situated off the upper landing are three well-proportioned double bedrooms with the principle two being dual-aspect each with wash hand basins. In addition there is a box room which may be able to be converted (subject to the necessary consents) into a shower room.

In addition to the fourth bedroom there is a well-fitted family bathroom.





**The Coach House Annexe** is detached and situated a short distance from the house. The Annexe was converted from the former Coach House and is spacious and well-presented. It incorporates an entrance hall with utility area and cloakroom off, a large living room, with Victorian feature fireplace, open to the well-appointed kitchen. On the first floor is the double bedroom with exposed beam and well-fitted suite shower room off.

Situated at the front of the Coach House Annexe and beside the house is a walled courtyard offering good off-road parking facilities.

**The Garden**, which can be approached from either side of the house, is enclosed, part walled and south-facing incorporating well-stocked flower and shrub borders, together with paved and gravelled patios.

#### GENERAL INFORMATION

**Tenure** The property is offered freehold with vacant possession.

**Council Tax** This is payable to Stratford upon Avon District Council. The house is listed in band F and The Coach House is listed in band A.

**Fixtures and Fittings** All items mentioned in these particulars are included in the sale. All other items are expressly excluded.

**Services** Mains water, electricity, drainage and gas connected to the property. Gas fired boiler for central heating and hot water. There is a separate gas fired boiler for the Coach House Annexe

#### Energy Performance Rating

**Greenacre**  
Current F (31) Potential C (71)

#### Coach House Annexe

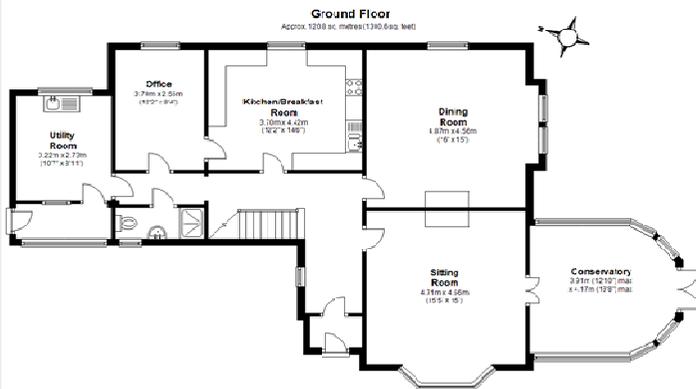
Current E (43) Potential C (69)



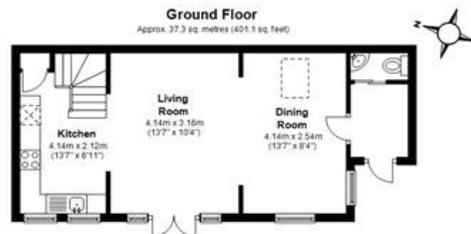
#### IMPORTANT NOTICE

The attached 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 photograph(s) 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/S1795/F004/11.04.2018**



Total area: approx. 210.7 sq. metres (2267.6 sq. feet)



Total area: approx. 59.6 sq. metres (641.8 sq. feet)



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