



**TO LET UNFURNISHED**  
**Nightingales, near**  
**Stretton-on-Fosse**

**A FABULOUS FOUR BEDROOMED FAMILY**  
**BARN CONVERSION IN RURAL LOCATION**

**Apply Shipston Office 01608 663788**

**Utility Hall, Cloakroom, Kitchen with AGA,**  
**Living/Dining Room, Inner Reception Hallway,**  
**Sitting Room, Downstairs Bedroom and Bathroom,**  
**Three further Bedrooms (one en suite), Bathroom,**  
**Garden, Double Garage, Storage Shed, Oil Fired**  
**Heating**

**Rent: £1,995.00 pcm**

**Deposit: £3,990.00**

**Admin Fee: £120.00**

## NIGHTINGALES, NR STRETTON-ON-FOSSE GL56 9RB

*Situated approximately two and a half miles from Shipston on Stour, nine miles from Stratford upon Avon and five miles from Moreton in Marsh.*

**Utility Hall, Family Kitchen, Living/Dining Room, Reception Hall, Sitting Room, Master Bedroom with Ensuite, Three Double Bedrooms, Large Gardens, Parking for several cars, Double Garage**

**Shipston-on-Stour** is a 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. Stratford-upon-Avon, Banbury and Oxford are easily accessible. Junctions 11 and 15 of the M40 Motorway are accessible at Banbury and Warwick and the main line stations at Moreton in Marsh and Banbury provide trains to Oxford and London respectively.

**Nightingales** is a large detached barn conversion in a rural setting. The conversion was completed approximately ten years ago to a high standard and has been redecorated throughout and benefits from new double glazing. The accommodation is arranged on two floors and offers enormous flexibility. All measurements are approximate.

### GROUND FLOOR

**Utility Hall** with plumbing for washing machine.

### Cloakroom

With wash hand basin and WC.

**Family Kitchen** 13'0" x 11'6" (3.96m x 3.51m) with AGA and a range of fitted units comprising stainless steel sink unit, work surfaces with drawers and cupboards under and wall cupboards over, four ring electric hob and oven and plumbing for dishwasher.

**Living/Dining Room** 24'6" x 20'3" (7.01m x 6.17m) with multifuel burning stove.

**Reception Hall** with French windows to garden

**Sitting Room** 23'0" x 12'3" (7.01m x 3.73m)

**Bedroom** 12'3" x 12'6" (3.73m x 3.81m) with built-in wardrobe.

**Family Bathroom** with panelled bath, washbasin, WC and separate shower cubicle.

The staircase rises from the Living/Dining Room to:

### THE FIRST FLOOR

**Bedroom One** 13'9" x 11'9" (4.19m x 3.58m) with built-in walk-in wardrobe.

**En Suite Bathroom One** with panelled bath, separate shower cubicle, wash basin and WC.

**Bedroom Two** 12'3" x 9'3" (3.73m x 2.82m)

**Bedroom Three** 11'6" x 11'0" (3.51m x 3.35m).

**Family Bathroom** 11'6" x 9'0" (3.20m x 2.74m) with panelled bath with separate shower cubicle, wash basin and WC.

### OUTSIDE

There is gravelled parking for several cars, double garage and separate storage shed. The private rear gardens which back onto open fields include a paved patio and lawned area with mature shrubs.

### GENERAL INFORMATION

#### Services

Mains water and electricity are connected to the property. Drainage is to a septic tank. Heating is provided by an oil fired boiler. A telephone is connected subject to British Telecom transfer regulations.

#### Tenancy

Nightingales is available to let for a period of six to twelve months at a rent of £1,995.00 per calendar month exclusive of outgoings to include council tax, water rates, oil and electricity charges.

#### Deposit

Before taking up residence a Tenant will be required to pay a deposit of a minimum of two month's rent and to sign an Assured Shorthold Tenancy Agreement.

#### Directions

From Shipston, take the B4035 to Chipping Campden, and on reaching the Portobello crossroads (B4035 crossing the A429 Fosse Way) continue straight on. Turn left at the crossroads marked Stretton-on-Fosse, and Nightingales will be found on the right hand side after about 250 yards.

#### EPC Rating D

#### Viewing

By appointment through the letting agents:  
Seccombes, 10 Market Place, Shipston-on-Stour,  
Warwickshire CV36 4AG

Tel: 01608 663788 Email: [shipston@seccombes.co.uk](mailto:shipston@seccombes.co.uk)

#### Office Hours

Monday to Friday: 9.00 am to 5.30 pm

Saturday: 9.00 am to 1.00 pm

#### 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.

*JKC/AVP/23/08/18*

KINETON

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SHIPSTON-ON-STOUR

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