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ESTATE AGENTS

24 CHURCH STREET, SHIPSTON ON STOUR, WARWICKSHIRE

**24 CHURCH STREET
SHIPSTON ON STOUR
WARWICKSHIRE
CV36 4AP**

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).

AN OUTSTANDING OPPORTUNITY OF A WELL-PRESENTED TOWN CENTRE GRADE II LISTED EARLY 19TH CENTURY MIXED COMMERCIAL AND RESIDENTIAL PROPERTY OFFERING A SPACIOUS SHOP UNIT WITH A FOUR BEDROOM APARTMENT OVER AND AN ATTRACTIVE ENCLOSED GARDEN

Shop Unit with Two/Three Showrooms, Display Room and Store, Utility Room with Cloakroom and Cellars. Apartment with Sitting Room, Dining Room, Kitchen, Office/Bedroom Five, Four Bedrooms, Two Bathrooms (one ensuite). Attractive Landscaped Garden with Two Timber Sheds

**Viewing through:
Secombes Estate Agents, Shipston on Stour
T: 01608 663788 E: shipston@seccombesea.co.uk**



Shipston on Stour, a historic former market town with an attractive Georgian centre situated in the undulating South Warwickshire countryside.

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, Oxford, Warwick and Leamington Spa are easily accessible.

24 Church Street is an imposing and well-presented Grade II listed mixed-use commercial and residential town centre property understood to date from the early 19th Century.

A wonderful opportunity to purchase a mixed-use, spacious, well-proportioned and versatile accommodation with the commercial element currently extending to approximately 684 sqft/60 sqm with two/three showrooms.

The residential accommodation is principally arranged on the first and second floors and offers two/three reception rooms with four/five bedrooms.

From the kitchen a spiral staircase leads down to the split-level patio, beyond which is an attractive enclosed landscaped garden.

Over recent years it is understood renovation and modernisation works undertaken to the property have included rewiring and replumbing (with replacement boiler), replacement bathrooms and



kitchen, together with the installation of three wood burning stoves. In addition, the majority of the internal walls have been stripped, plastered and redecorated. The accommodation briefly comprises:

Front Showroom with flag stone floor, imposing bay window with display room off. Separate **Store Cupboard** with stairs down to the **Cellars**.

Inner Showroom with fireplace with painted brick surround and mantel shelf, stone hearth, exposed timber-boarded floor. Beyond is

Showroom Three with fireplace incorporating wood-burning stove, flag stone floor. Secondary stairs to first floor.

Utility Room incorporating a **Cloakroom** with w.c., wash hand basin.

First Floor Landing with fitted shelving, boiler cupboard with Worcester gas-fired boiler and hot water cylinder, fitted shelving.

Sitting Room with fireplace incorporating wood burning stove with timber surround and mantle shelf, slate hearth, exposed pine boarded floor, fitting shelving, bay window.

Dining Room with fireplace incorporating wood burning stove, wood boarded floor, store cupboard. Archway to **Kitchen** with single glazed china sink unit and drainer with plumbing for washing machine, dishwasher with cupboard under, base units with work surfaces over, fitted wall units, fitted Kenwood double oven with five-ring gas hob over ceramic tiled floor, stable door to balcony and spiral staircase to **Patio**.



Office/Bedroom Five

Bedroom One with built-in wardrobes and cupboards with door through to **Ensuite Bathroom**, well appointed bath, two glazed china wash hand basins with fitted double cupboard under, w.c., separate shower unit, exposed beams.

Second Floor Landing with walk in store cupboards/wardrobe **Three further Bedrooms** with exposed boarded flooring, with **Bedroom Two** having a full range of built in wardrobes.

Family Bathroom with bath with shower attachment, w.c., glazed china wash hand basin with built-in cupboard under. Ceramic tiled floor.

Outside and Immediately adjoining the house is a **Split Level Patio about 38'0"/11.60m x 18'0"/5.50 m** with **Log Store** and **Garden Store** beside with pedestrian passageway leading out on to Church Street.

Beyond is the enclosed **Garden about 67'0"/20.43m deep x 48'0"/14.63m wide** is principally lawned and includes a further patio area, raised flower and shrub borders, together with raised vegetable beds. Situated at the end of the garden is a **Timber Garden Store/Workshop about 17'6" x 9'6"**. Second **Timber Garden Shed**.

GENERAL INFORMATION

Tenure The property is offered freehold with vacant possession.



Council Tax and Business Rates These are payable to Stratford on Avon District Council. The apartment is listed in Council Tax band E. the commercial premises has Business Rateable Value of £7,800 with rates payable of £3,892.20 for 2024/2025 small business rate relief may be available..

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

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

Energy Performance Certificate
Current: 59 (D) Potential: 81 (B)

Directions **Postcode CV36 4AP**
24 Sheep Street is situated in the centre of Shipston on Stour opposite The turning from Church Street (A3400) into the town centre (Sheep Street and Market Place.

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.

MFF/S3189/F010/19.07.2024

FLOOR PLANS



Approximate Gross Internal Area = 234.5 sq m / 2524 sq ft
 Cellar = 19.6 sq m / 221 sq ft
 Total = 254.1 sq m / 2745 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1104151)



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