



GEORGE

HOUSE

THE GEORGE
TOWNHOUSE
Brakspear

WHITE

THE WHITE BEAR
DONNINGTON
ALES



BEA

LOUNGE BAR - RESTAURANT
ACCOMMODATION

HAYMAN-JOYCE

6 HIGH STREET
SHIPSTON-ON-STOUR
WARWICKSHIRE
CV36 4AJ

**AN ELEGANT AND HIGHLY
CONTEMPORARY GRADE II
LISTED GEORGIAN FAMILY
HOME, WITH A DETACHED
COACH HOUSE, AND WALLED
REAR GARDEN.**

SITUATION

Often described as 'the Gateway to the Cotswolds', Shipston-on-Stour is a thriving market town surrounded by pretty south Warwickshire countryside, 9 miles from Stratford-upon-Avon

Excellent selection of shops and other facilities, which cater for a wide rural catchment area

The Members' Club, Soho Farmhouse, is about 16 miles away

Well situated for communications with good train services from Banbury (15 miles) reaching Marylebone in about 56 minutes, and Moreton-in-Marsh (6 miles) reaching

Paddington from 92 minutes; M40 junction, 10 miles away

Other major centres within easy reach include Birmingham, Warwick, Leamington Spa, Oxford, Cheltenham, Coventry and Birmingham



Guide Price £950,000

HAYMAN - JOYCE

High Street, Moreton-in-Marsh

Gloucestershire

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THE PROPERTY

- 6 High Street is situated in the centre of the pretty marketplace, which lies at the heart of this charming Cotswold town, radiating a warm and welcoming character that reflects its historic roots as a bustling trading centre
- Surrounded by elegant Georgian and early Victorian buildings, the square is lined with beautifully kept properties, many showcasing honey-coloured stone façades, sash windows, and flower-filled window boxes, as well as independent shops, traditional pubs, and cosy cafés adding to the sense of community and timeless appeal
- The area's attractive period homes, some converted from old coaching inns and merchants' houses, embody the quintessential English market-town charm, making the marketplace not just a social hub of the town, but one of the most sought-after addresses in Shipston-on-Stour
- Formerly the HSBC bank, the property has been converted by the present owners
- This beautiful Grade II listed Georgian family home, offers an abundance of character and charm, with access off the marketplace, through original arched wooden double doors, leading into the entrance hall, with separate access to the front reception room, which can be used as retail space, access to the inner hall and the open plan kitchen, dining and family area
- The impressive Art-Deco kitchen/breakfast room has a great range of wall and base units sat beneath a Corian worktop with a range of integrated Bosch appliances including a dishwasher, oven, microwave, five-ring gas hob and Polar icemaker, integrated padded window seat with storage to the front bay window, fitted breakfast table and a shelved pantry
- Leading off the kitchen, is an open corridor, with the wonderful feature of the original bank safe, which the vendors currently use for wine storage, as well as providing access to the downstairs cloakroom, which has a floor access hatch to the dry cellar below
- The kitchen/breakfast room is further complemented by double French doors opening onto the large terrace, as well as a stylish fireplace, incorporating a contemporary cast-iron wood burner with oak wooden surround and raised tiled hearth
- There is also a large utility with space and plumbing for two washing machines, as well as laminated work surfaces and inset stainless-steel sink
- Off the utility is the connecting hall to the first floor and the striking and highly contemporary rear extension. The floating stairwell is particularly stunning and highly individual, providing access to the first and second floors

- The externally timber-clad family/garden room is heavily glazed, providing an abundance of natural light, and creating the ideal space as a hobby room and providing access to the adjoining study, home gym and adjoining en-suite shower room, and library
- The first floor offers an abundance of period features
- The principal bedroom is particularly spacious and has an excellent range of fitted wardrobes, a contemporary period fireplace, original exposed oak wooden flooring, vintage-style bench radiator and external French doors leading onto the rooftops
- Opposite the principal bedroom, is the large family bathroom, offering immense character and stylish features, with a suite comprising of a corner spa bath with mixer shower attachment, walk-in double shower with rain-shower over, low-level wc and an attractive wall-hung countertop with white oval sink. The bathroom also offers a wealth of period features, such as the full-vaulted ceiling with exposed oak A-frame, tiered exposed oak wooden flooring and an attractive fireplace with decorative oak wooden surround and cupboards either side, and hearth made from reclaimed engineering bricks, incorporating a contemporary cast-iron wood burner
- Bedroom two has built-in cupboards
- There is also a generous 17' x 14' first floor drawing room with a stunning bay window overlooking the bustling marketplace, and is complemented by exposed oak wooden flooring, period-style radiators and high ceiling
- The study also benefits from an attractive period sash window and exposed oak wooden flooring
- On the second floor are two further double bedrooms, with bedroom three having built-in cupboards. A connecting middle room, offers the ideal space for teenagers or as a guest suite, with an abundance of exposed A-frame beams and exposed oak wooden flooring, with the advantage of an additional stylish shower room, with a walk-in shower, floating sink and low-level wc, complemented by part-exposed stone walling, vertical and horizontal oak beams and exposed oak wooden flooring
- EPC Band D

THE COACH HOUSE

- The detached former coach house, situated on Church Street, has the benefit of planning permission, reference number 19/01435/LBC for conversion to B1 offices, ideal for those who would like to work from home or run a business
- There is space for one car via double wooden doors and ample space for storage/workshop, if required

OUTSIDE

- The walled and highly distinctive east-facing garden offers a contemporary feel, with a number of raised planting beds with timber surrounds, partly laid to lawn, with a large brick paved terrace siding onto the timber-clad extension
- A paved path leads to the rear gated access providing access to Church Street and the detached coach house
- Located within a dedicated timber-built boiler house is the Biotech wood-pellet heating system. This modern, eco-friendly system uses sustainably sourced wood pellets to provide efficient central heating and domestic hot water throughout the property. As a low-carbon alternative to traditional fossil-fuel boilers, it offers a renewable, environmentally conscious solution with significantly reduced carbon emissions

DIRECTIONS

- The property will be found in the centre of the town on the east side of the high street
- what3words: reforming.mirroring.examples

SERVICES

- Main water, electricity and drainage are connected
- Biomass main heating
- Average broadband speeds advertised within this postcode are up to 52.9 Mbps

OUTGOINGS

- Council tax – currently band G
- Tax payable for 2025/26 - £4,077.35

TENURE & POSSESSION

- Freehold with vacant possession on completion

VIEWING

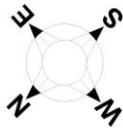
- Strictly by prior appointment with the sole selling agents:

H A Y M A N - J O Y C E
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IMPORTANT NOTICE

1. Although we have used our best endeavours to ensure that everything in these particulars is correct no description or information should be relied on as a statement or representation of fact. All measurements, areas or distances are given as a guide only and should not be relied on as fact.
2. We have no authority to make any representations and all information is given entirely without responsibility on our and the vendors behalf.
3. Photographs are taken in good faith, but only show certain parts of the property. Unless otherwise stated photographs were taken at the time of, or since, the property's initial marketing.
4. Where reference is made to planning permissions or existing or potential uses, such information is given in good faith, but we cannot confirm that necessary consents exist or are valid. There may be legal restrictions on the property of which we are unaware.
5. We are unable to comment on the state of repair of the property, nor can we confirm that any services, equipment, facilities or appliances are in satisfactory working order.
6. Council tax bandings given are the current assessments. If improvements have been carried out to the property since April 1993, this banding may be reviewed.





6 High Street, Shipston-on-Stour, CV36 4AJ

Approximate Floor Area = 412 sq m / 4437 sq ft
Outbuildings = 45 sq m / 484 sq ft
Total = 457 sq m / 4921 sq ft
For identification only - Not to Scale



HAYMAN-JOYCE