



HAYMAN-JOYCE

# 9 BREWER HILL

SHIPSTON-ON-STOUR  
WARWICKSHIRE  
CV36 4GT

MODERN SPACIOUS DETACHED  
FAMILY HOME WITH FOUR  
BEDROOMS, SITUATED IN A  
POPULAR RESIDENTIAL AREA  
ON THE OUTSKIRTS OF  
THE TOWN.

## 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  
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 £565,000

**HAYMAN-JOYCE**

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## THE PROPERTY

- Substantial and well-presented detached family home, forming part of the original Chapel View development, owned by the current vendors since new in 2021, complemented by a part-walled private rear garden and a converted detached double garage, currently used as a consulting room/office space
- The property benefits from an open aspect to the front across landscaped green space to the countryside beyond
- The good-size entrance hall has Karndean flooring throughout, a large understairs storage cupboard, separate tall coat cupboard, an adjoining downstairs cloakroom, and connects to all the ground floor accommodation
- The spacious sitting room has a contemporary cast-iron wood burner with an external stainless-steel flue, Karndean flooring and French doors leading onto the terrace
- There is also a separate dining room and separate study/playroom, both with Karndean flooring
- The family kitchen/breakfast room is a particularly generous in size, offering a stylish range of wall and floor units, with granite-effect work surfaces, stainless steel one and a half sink and a number of integrated Bosch appliances such as an eye-level oven, separate induction hob, dishwasher and upright fridge-freezer. French doors leading to the rear garden
- Off the kitchen is a utility with additional storage cupboards, granite-effect work surfaces, inset stainless-steel sink, space and plumbing for a washing machine and tumble dryer, Karndean flooring and an external door to the rear garden
- On the first floor, there are four double bedrooms
- The principal bedroom has the benefit of two built-in double wardrobes and an en-suite shower room with an enclosed shower cubicle with mains-operated shower over, pedestal wash-hand basin and low level wc
- The remaining three bedrooms are serviced by the modern family bathroom, comprising of a panelled bath with mixer shower attachment, separate shower cubicle with a mains-operated shower over, pedestal wash-hand basin and low level wc, as well as a heated towel rail and Karndean flooring
- If this is a lettings investment, we would recommend a letting guide price in the region of £2,200 pcm

## OUTSIDE

- The rear garden is part-walled and offers a good degree of seclusion, with a large section of lawn, a part paved/gravelled terrace, kitchen garden with raised planting beds and retaining picket fencing, brick-built BBQ area and gated side access
- From the garden is access to the converted double garage through double French doors, which offers a generous space, currently divided into two sections
- To the front of the converted garage, is the driveway for two vehicles, and electric car charger
- The garage could easily be converted back to a useable double garage, as the double up-and-over metal door is still in situ

## DIRECTIONS

- From the centre of Shipston-on-Stour take the A3400 London Road towards Long Compton and Oxford
- Just before leaving town turn left into Brewer Hill and follow the road to the T junction
- Turn left and the property will be found as you reach the corner on the left
- what3words: laminated.texts.airfields

## SERVICES

- Mains water, electricity, gas and drainage are connected
- Gas fired central heating
- Average broadband speeds advertised within this postcode are up to 285 Mbps if provider is BT
- EPC Band B

## OUTGOINGS

- Council tax – band F
- Tax payable for 2025/26 - £3,533.70

## 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  
01608 651188



MIM240167 / 622020

## 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.





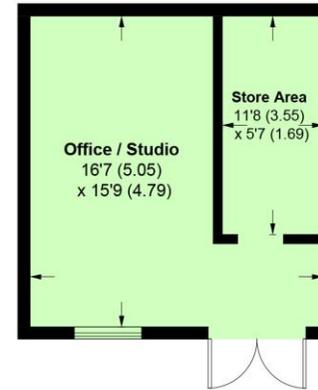
## 9 Brewer Hill, Shipston-on-Stour, CV36 4GT

Approximate Area = 142.7 sq m / 1536 sq ft

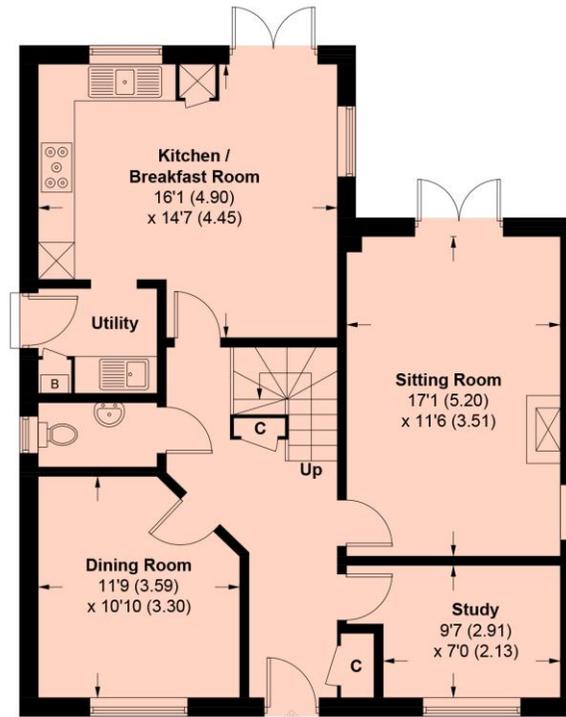
Outbuilding = 24.2 sq m / 260 sq ft

Total = 166.9 sq m / 1796 sq ft

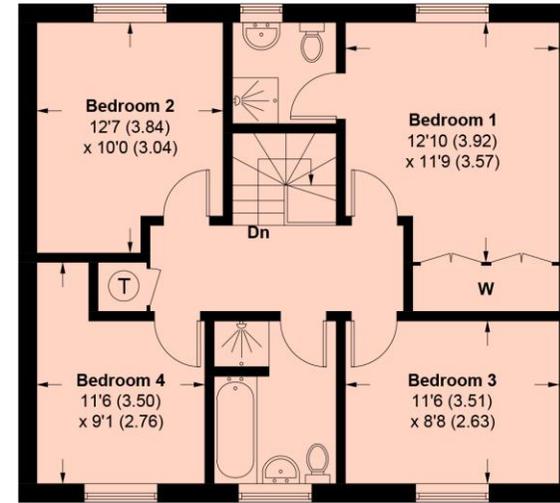
For identification only - Not to Scale



(Not Shown In Actual Location / Orientation)



GROUND FLOOR



FIRST FLOOR

**HAYMAN-JOYCE**

M O R E T O N - I N - M A R S H • M A Y F A I R  
h a y m a n j o y c e . c o . u k