



HAYMAN-JOYCE

OLD MEADOW
HOUSE
HONINGTON
SHIPSTON-ON-STOUR
WARWICKSHIRE
CV36 5AD

INDIVIDUAL, VERSATILE BARN
CONVERSION, SITUATED IN A SEMI-
RURAL POSITION WITH FABULOUS
COUNTRYSIDE VIEWS.

SITUATION

Honington is a picturesque village of about 60 properties including Honington Hall a fine Caroline Manor House and All Saints Church, set in rolling countryside of south Warwickshire close to the Oxfordshire/Gloucestershire borders

The village is approached from the A3400 via a beautiful five arched 17th Century bridge over the River Stour

Shops for everyday needs are in Shipston-on-Stour, where there are also primary and secondary schools

Larger centres of Stratford-upon-Avon and Banbury are within 12 miles

Regular train services to London and Oxford from Moreton-in-Marsh reaching London Paddington from 92 minutes or from Banbury reaching London Marylebone from 56 minutes

Guide Price £950,000
No Chain

HAYMAN-JOYCE

High Street, Moreton-in-Marsh
Gloucestershire
GL56 0AX
01608 651188
moreton@haymanjoyce.co.uk







THE PROPERTY

- Substantial and highly spacious detached barn conversion converted circa 1992, occupying approximately 0.6 of an acre, with an extensive gravelled driveway for several vehicles, stone-built double garage, with adjoining storage area, the whole enjoying a great deal of seclusion
- The accommodation is particularly impressive
- The good-sized entrance hall connects to the main living accommodation, with a built-in tall coat cupboard and cloakroom
- The original oak-fronted kitchen/ breakfast room offers a good selection of wall and floor units with work surfaces, inset one and a half sink, integrated four-ring gas hob, eye-level stainless-steel gas oven, dishwasher and upright fridge-freezer, as well as attractive ceramic tiled flooring
- Utility room with wall and floor units, integrated sink, space and plumbing for washing machine, wall-mounted gas boiler and external side access to the surrounding gardens
- Separate dining room with a vaulted ceiling, exposed A-frame beams and a brick-built fireplace with cast-iron wood burner, which could easily be transferred into a family kitchen, if more space was required, and potentially opened up to the adjoining study/home office, which connects to a downstairs shower room and small lobby providing access to the walled and gravelled courtyard/driveway
- Leading from the main entrance hall, steps lead down to the stunning family room with a fully vaulted ceiling, exposed beams, galleried landing above, floor-to-ceiling glazed window to the front aspect and original flagstone floor
- Siding onto the family room, is the cosy sitting room, which enjoys a dual-aspect, exposed ceiling beams and an imposing brick-built open fireplace with original cast-iron grate and hood
- On the first floor, the principal double bedroom is generous in size and flooded with plenty of natural light, with a good selection of fitted wardrobe cupboards and a large adjoining en-suite shower room
- The second double bedroom also has three fitted double wardrobe cupboards
- Good-size single third bedroom
- Bedrooms two and three are both serviced by the family bathroom with mixer shower attachment

OUTSIDE

- The gardens offer a great deal of seclusion, being predominantly laid to lawn, interspersed with flower and shrub planting beds, various trees and a number of terraces, with a party room situated off the gravelled driveway, having a vaulted ceiling, ceramic tiled flooring and glazed French doors to the front aspect

- The extensive gravelled driveway provides off-street parking for several vehicles with a central circular planting bed and a small parking barn with adjoining open storage, as well as a large stone-built double garage with twin wooden double doors, open eaves storage, and light and power

DIRECTIONS

- From Shipston-on-Stour head south-east on the B4035 (Mill Street) and then turn left onto Fell Mill Lane
- Follow the road for approx. half a mile turning left to stay on Fell Mill Lane
- The property will be found after approx. half a mile on the left
- what3words: estuaries.responses.invent

SERVICES

- Main water, electricity and drainage are connected
- LPG heating
- Average broadband speeds advertised within this postcode are up to 26.2 Mbps
- EPC Band F

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
01608 651188

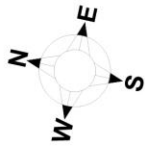


Ref: MIM250140 525002

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.





Old Meadow House, Honington, Shipston-on-Stour, CV36 5AD

Approximate Area = 194.1 sq m / 2089 sq ft

(Excluding Void)

Outbuildings = 61.8 sq m / 665 sq ft

Total = 255.9 sq m / 2754 sq ft

For identification only - Not to Scale



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