

PARNELL HOUSE

32 CHURCH STREET, SHIPSTON-ON-STOUR, WARWICKSHIRE



savills

PARNELL HOUSE

32 CHURCH STREET,
SHIPSTON-ON-STOUR,
WARWICKSHIRE

Moreton-in-Marsh 7 miles (London/Paddington
via rail from 87 minutes)

Stratford-Upon-Avon 11 miles, Chipping Norton 11 miles

Banbury 15 miles (London/ Marylebone via rail
from 56 minutes)

Oxford 29 miles, Cheltenham 29 miles
(Approximate times and distances)

In need of some modernisation

Sitting room, dining room, kitchen/ breakfast room
utility room, cellar, four bedrooms, bathroom
two en suite shower rooms

Courtyard garden

Private parking space available by separate negotiation

YOUR ATTENTION IS DRAWN TO THE IMPORTANT
NOTICE ON THE LAST PAGE OF THE TEXT





SITUATION

Shipston-on-Stour is a vibrant former market town situated in South Warwickshire and surrounded by undulating farmland. It has a predominantly Georgian High Street and Market Place which benefits from being away from through traffic. The town is a thriving local centre with a doctors' surgery and small NHS community hospital, excellent local shops including a butcher and a fishmonger, as well as a number of pubs and restaurants and recreational facilities, serving its own population and a number of surrounding villages.

Shipston-on-Stour was recently included in a survey in the Sunday Times as one of the top 10 market towns in which to live.

Further shopping and leisure activities are available in the surrounding market towns of Moreton-in-Marsh, Chipping Norton, Stratford-upon-Avon and Banbury.

Primary and secondary schools in Shipston-on-Stour and Chipping Campden (8 miles), grammar schools for boys and girls in Stratford-upon-Avon, independent schools include Tudor Hall, Bloxham, Kitebrook, Kingham Hill and The Croft whilst further afield are Cheltenham, Rugby, Warwick and Beaudesert Park.

Connections are good with a direct train service from Moreton-in-Marsh to London Paddington (from 87 minutes) and Banbury to London Marylebone (from 58 minutes). M40 (J11) at Banbury (about 15 miles) for London and the South or M40 (J12) Gaydon (about 16 miles) for Birmingham and the North.

Sporting and leisure activities in the area include a popular Rugby Club and Sports Club in Shipston; golf at Brailes, Tadmarton and Chipping Norton, racing at Stratford-upon-Avon, Warwick and Cheltenham, as well as easy access to world class theatre at Stratford-upon-Avon with an additional fringe at Chipping Norton.

DESCRIPTION

- A charming Grade II listed mid-terraced town house of brick construction under a tile roof.
- Part of the ground floor was believed to form part of a shop.
- Period features include an open fireplace, exposed timbers, wooden floor and sash windows.
- Whilst Parnell House has been a lovely home, it is now in need of modernisation.
- Due to its age and architecture the property offers elegantly proportioned rooms with generous ceiling heights.
- Cellar.
- Courtyard garden to rear.

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Approximate Gross Internal Area:
135.99 sq.m. / 1463.78 sq.ft.



- Private off road parking space available by separate negotiation. This space is located very close to the property and is held on a long lease.

ACCOMMODATION

See floor plans below.

DIRECTIONS (CV36 4AP)

From Banbury (M40 J11) take the B4035 west to Shipston-on-Stour and continue along this road for approximately 14 miles passing through Broughton, Swalcliffe and Lower and Upper Brailes. On reaching Shipston-On-Stour, follow the one-way system round to the right and into Church Street. Follow Church Street for about 150 metres, and just after the parade of shops on the left, Parnell House can be found on the right hand side.

SERVICES

Mains water, electricity, gas and drainage.

LOCAL AUTHORITIES:

Stratford on Avon District Council
Tel: 01789 267 575

COUNCIL TAX BAND: E

TENURE: FREEHOLD

VIEWINGS

Strictly by appointment with Savills.

FIXTURES AND FITTINGS

Those items mentioned in these sale particulars are included in the freehold sale.



IMPORTANT NOTICE:

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