



# A recently constructed three bedroom house

76A Campden Road, Shipston-on-Stour, Warwickshire, CV36 4DH

Freehold



Kitchen/reception room • cloakroom • principal bedroom with en suite shower room • two further bedrooms • family bathroom • courtyard garden • 2 secure parking spaces behind electric gates

### Distances

Moreton-in-Marsh 8 miles (mainline to London Paddington from 90 minutes). Stratford-upon-Avon 12 miles. Banbury 14 miles (mainline to London Marylebone from 54 minutes). Oxford 31 miles. Birmingham 47 miles. London 95 miles. M40 (J11) 15 miles (all distances and times are approximate.)

### 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 the through traffic.

The town is a thriving local centre with a doctors surgery and small NHS community hospital, excellent local shops including two butchers 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 and Sheep Street was mentioned as the most desirable street in the town. Further shopping and leisure activities are available in the surrounding market towns of Moreton-in-Marsh, Chipping Norton, Stratford-upon-Avon

and Banbury There is an excellent range of state and primary schools in the general area.

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.

### 76A Campden Road

Recently constructed by a renowned local builder to a high specification, 76a Campden Road offers modern living over two floors. The front door opens into an open plan kitchen/living room. The kitchen is fitted with an extensive range of wall and base units. The living area is generous and light with double doors opening to the rear courtyard garden. There is a useful cloakroom on the ground floor. On the first floor is a principal bedroom with en suite shower room. There are two further bedrooms and a







family bathroom. The courtyard garden is paved and lies to the back and side of the property with a pedestrian gate leading to the front. A paved parking area lies to the front.

**Viewing**  
Strictly by appointment only with Savills.

**Date of Information**  
Particulars prepared: November 2020. Photographs taken: November 2020.

**General**

**Services**

Mains electricity, gas, water and drainage are connected. Gas fired under floor heating. BT line connected subject to usual transfer regulations.

**Tenure**

Freehold.

**Local Authority**

Stratford-upon-Avon District Council. Telephone 01789 267575.

**Directions CV36 4EP**

From Stow-on-the-Wold take the A429 (Fosse Way) north for just over 9 miles. Turn right onto the B4035/Campden Road towards Shipston-on-Stour. Continue on this road for about 2km. The property will be found on the left hand side on the outskirts of Shipston-on-Stour. The property can be identified by a Savills sale board.

**Energy Performance**

A copy of the full Energy Performance Certificate is available upon request.



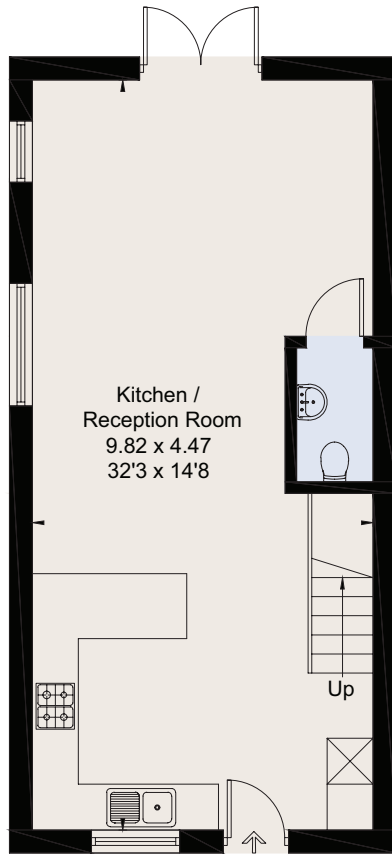
**76A Campden Road, Shipston-on-Stour, Warwickshire, CV36 4DH**  
**Approximate Area** 87.5 sq m / 942 sq ft



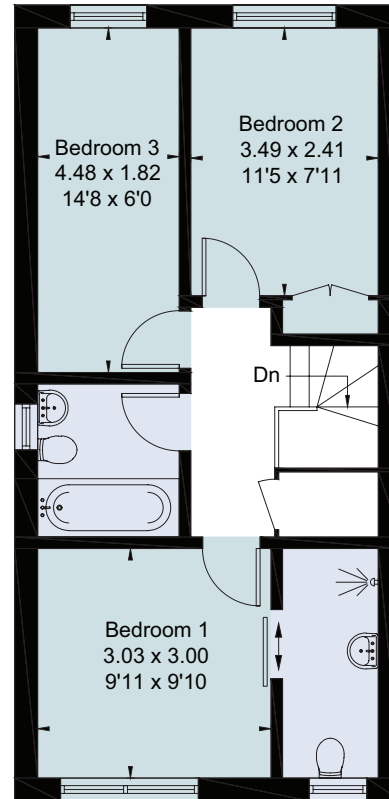
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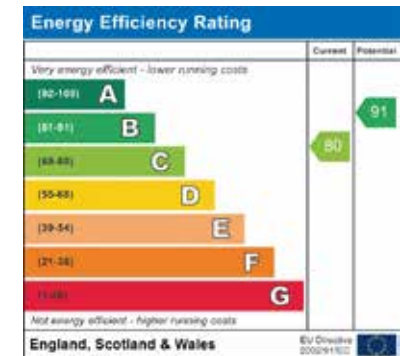
**David Henderson**  
 Savills Stow-on-the-Wold  
**01451 832832**  
 stow@savills.com



Ground Floor



First Floor



For identification only. Not to scale. © 201201DH

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