



# BURMINGTON HOUSE

BURMINGTON ♦ SHIPSTON-ON-STOUR ♦ WARWICKSHIRE ♦ CV36 5AF





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WARWICKSHIRE, CV36 5AF

## A WONDERFUL FAMILY HOME WITH COTTAGE AND GROUNDS

Shipston-on-Stour 2 miles ♦ Moreton-in-Marsh 6 miles  
(London/Paddington from 90 mins) ♦ Chipping Norton 9 miles  
♦ Stratford-upon-Avon 14 miles ♦ M40 (J11) Banbury 17 miles  
(all distances and times are approximate).

Reception hall ♦ drawing room ♦ dining room ♦ study  
♦ kitchen/breakfast room ♦ utility room  
♦ cloakroom ♦ master bedroom with en suite bathroom  
♦ four further bedrooms ♦ family bathroom  
♦ cellarage including wine cellar.

♦ Detached cottage

♦ Garaging ♦ parking ♦ stable block

Gardens and grounds ♦ paddock.

About two acres.





## SITUATION AND COMMUNICATIONS

- ♦ Burmington is a small village situated in lovely South Warwickshire countryside close to the North Cotswolds.
- ♦ There is a thriving village hall and parish church, and good local walks with numerous footpaths and bridleways within close proximity.
- ♦ Approximately two miles from the busy market town of Shipston-on-Stour with a wide range of individual shops, doctors' surgery and leisure facilities.
- ♦ Preparatory schools in the area include Kitebrook (Moreton-in-Marsh) and The Croft (Stratford-upon-Avon).
- ♦ Independent senior schools include Bloxham, Cheltenham, Cheltenham Ladies' and Kingham Hill, King Edward VI Grammar School, Stratford High and Warwick School.
- ♦ Communication is good with intercity rail from Moreton-in-Marsh to London Paddington (from 90 minutes). M40 (J11) at Banbury (about 17 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 golf at Brilles, Tadmarton and Chipping Norton, racing at Stratford-upon-Avon, Warwick and Cheltenham and theatre at Chipping Norton,
- ♦ Other major centres within easy reach include Birmingham, Warwick, Leamington Spa, Oxford, Cheltenham, Coventry and Birmingham.

## BURMINGTON HOUSE

Burmington House is privately situated to the west of the village with grounds bordering open countryside. The property has a mainly rendered exterior beneath a pitched slate roof. Thought to date back to 1829, the property is classically Georgian in appearance with a splendid stone portico entrance, high ceilings and large 16-pane sash windows. The property retains many lovely period features including decorative door frames and cornicing, fireplaces and oak and flagstone floors. The living accommodation is laid out over three floors and is ideal for family life. The property is not listed and scope exists to extend subject to the usual consents.

The property is entered via the elegant and light reception hall where your eye is immediately drawn to the charming staircase with large arched window. To the left is a triple aspect drawing room with high ceilings, open fireplace and French doors into the garden. To the right is a formal dining room with ceiling cornicing, picture rails and fireplace. There is a charming study with a very pretty bay window and door to the garden. The kitchen/breakfast room is perfect for family life and is fitted out with an excellent range of floor and base units and an Aga. There is a door to the cottage and utility room beyond and another to the rear courtyard. There is potential to enlarge the kitchen wing.

On the first floor is the master bedroom which has dual aspects over the gardens and steps down to a luxurious en suite bathroom. A

door connects to bedroom two which could be used as a nursery or dressing room. There are two further bedrooms, a family bathroom and separate WC. On the second floor is bedroom five and a store room which could be converted to an en suite shower room or bedroom (subject to the relevant consents).

The extensive cellarage can be accessed from inside and outside the property and is currently used to house the boiler and provides extensive storage.

## GARDENS AND GROUNDS AND OUTBUILDINGS

Burmington House sits well in its plot, with ample gravelled parking and a turning space to the front of the property, established trees and shrubs and formal lawns to the front and south sides. To the north/east is a courtyard area, ideal for practical access to back door and utility room entrances, as well as leading to garaging and cottage.

The detached two storey cottage is also rendered with a slate roof. The cottage has been renovated to provide secondary accommodation but could also be used as a holiday let or home office.

There is an extensive range of outbuildings including a single garage, open bay garage and brick stable block with cobbled floor (attached to neighbouring former mill property). There is also a brick built outbuilding currently used for storage with scope for conversion to alternative uses.





To the rear of the property is a lovely part walled area with fruit trees and predominantly laid to lawn. There is a paddock with post and rail fencing with water supply. A spinney divides it from the banks of the River Stour to the north/west boundary.

## GENERAL INFORMATION

**Local Authority:** Stratford on Avon District Council. Telephone 01789 267575. Band H.

**Services:** Mains water, drainage and electricity are connected. Oil fired boiler provides central heating and hot water. Aga is Calor gas. Telephone line subject to BT transfer regulations.

**Tenure:** Freehold.

**Wayleaves, Easements and Rights of Way:** The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale, or not.

## DIRECTIONS CV36 5AF

From Shipston-on-Stour, proceed through the one-way system, taking the A3400 signposted to Oxford and Long Compton. After a couple of miles, shortly after the turning to Tidmington, take the next right hand turn. Proceed past the former mill and the entrance to Burmington House can be found at the end of the lane.

## VIEWING

Strictly by prior accompanied appointment with Savills.

## DATE OF INFORMATION

Parti prepared: May 2019.

Photographs taken: May 2019.










FLOORPLANS


Approximate Area = 412.7 sq m / 4442 sq ft  
Mezzanine = 7.3 sq m / 78 sq ft (Excluding Void)  
Cottage = 65.5 sq m / 705 sq ft  
Outbuilding = 91.6 sq m / 986 sq ft (Excluding Car Shed)  
Total = 577.1 sq m 6211 sq ft



Cottage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E		
(21-38)	F	36	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

House

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	63	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Savills Stow-on-the-Wold

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