



The Nook

GRANVILLE COURT, HIGH STREET, SHIPSTON ON STOUR, SOUTH WARWICKSHIRE

The Nook

**A STYLISH FIRST FLOOR LOFT APARTMENT
CONVENIENTLY SITUATED IN THE CENTRE OF A
POPULAR MARKET TOWN**

Stratford upon Avon 8 miles • Moreton in Marsh 8 miles • Chipping Campden
8.5 miles • Chipping Norton 10 miles • Banbury 14 miles
(all distances and times are approximate)


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 Banbury – from 57 minutes to London Marylebone; Moreton in Marsh -
from 92 minutes to London Paddington; Stratford upon Avon - from 4
6 minutes to Birmingham Moor Street


 M40 (Junctions 11 and 12)



 Birmingham International Airport


 Brailes, Stratford upon Avon, Tadmarton, Broadway, Welford on Avon and
Chipping Norton

 National Hunt racing at Cheltenham, Stratford upon Avon, Warwick and
Worcester; hunting locally with Warwickshire, Heythrop and North
Cotswold Hunts

 Shipston on Stour Primary School, Shipston High School and Stratford
Grammar Schools

 Royal Shakespeare Company's theatres, Stratford upon Avon; Everyman
Theatre, Cheltenham; Chipping Norton Theatre and Compton Verney Art
Gallery

  Shakespeare Birthplace Trust, Blenheim Palace, Hidcote Manor and
Kiftsgate Court & Gardens, Sezincote, Snowhill Manor and Batsford
Arboretum

 Daylesford Organic Farm Shop & Bamford Haybarn Spa, Dormy House
Hotel & Spa, Soho Farmhouse and Heythrop Park



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Approximate Gross Internal Area
494 sq ft / 45.8 sq m

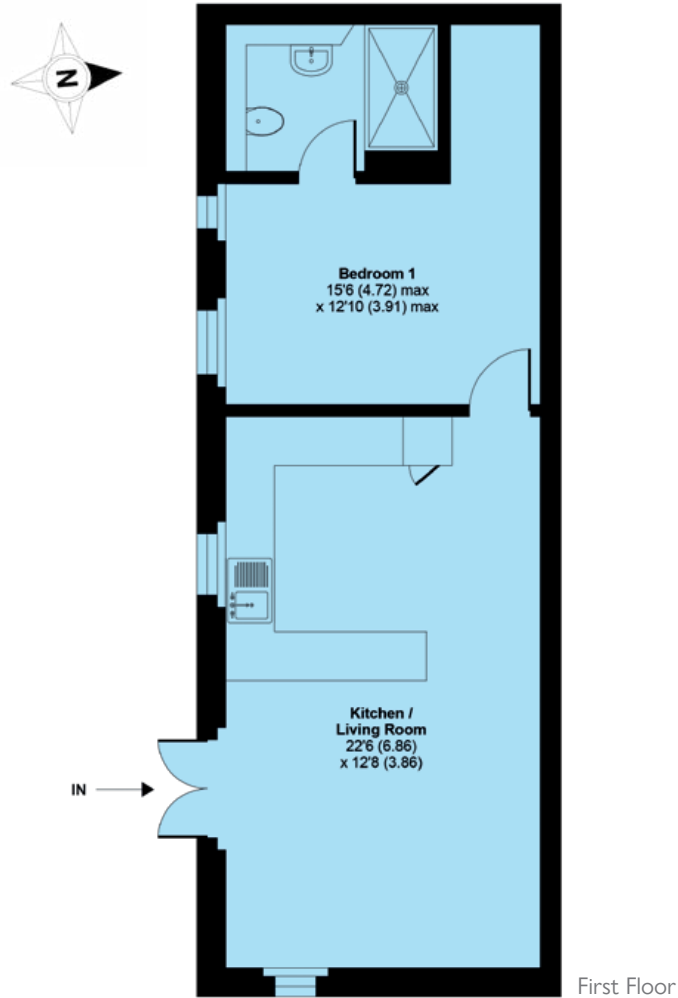


Illustration for identification purposes only. Not to scale.

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Details prepared and photography taken: June 2020

SITUATION

The Nook is situated in the heart of the popular and sought after former market town of Shipston on Stour bordering the Cotswolds Area of Outstanding Natural Beauty. Shipston on Stour was voted the best place to live in the Midlands 2018 by The Sunday Times and boasts a fine selection of independent shops, cafes, popular public houses, two boutique hotels and a Michelin Guide restaurant as well as hosting the popular music event The Shipston Proms. A short distance from Shipston on Stour are the historic market towns of Chipping Campden and Moreton in Marsh both of which offer further amenities. The larger centres of Stratford upon Avon, Banbury, Cheltenham and Oxford offer a more extensive choice of shopping and cultural facilities. The town and the surrounding area offer an excellent choice of state, private and grammar schools.

THE PROPERTY

The Nook is a stylish recently refurbished loft apartment traditionally built of mellow red brick under a tiled roof. It is tucked away behind the market square in Shipston on Stour's High Street, located within Granville Court which also houses a variety of small retail units. The first floor apartment comprises a light filled open plan reception room/kitchen with log burning stove and a double bedroom with en suite shower room. The spacious living room has original period features including a vaulted ceiling, exposed ceiling trusses and an exposed wall of local stone. The well appointed stylish kitchen has Shaker style cupboards and drawers, integrated appliances and wooden work surfaces being open plan to the reception room, linked by a breakfast bar. The well proportioned vaulted double bedroom offers a dressing area and storage space and also features exposed beams and plantation shutters. The en suite shower room has a rainforest shower and heated towel rail. The apartment features wooden floor boards to most rooms.

The property is entered via a gravelled courtyard garden with stepping stones and roof top views across to St Edmund's Church at the front of the apartment, with French doors opening into the reception room. The valuable outdoor space is ideal for sitting out in warmer weather or enjoying al fresco dining set behind red brick walls.

Granville Court and neighbouring Granville House have access to private parking accessed via West Street on the one-way gyratory, spaces subject to availability.

The property would appeal to first time buyers, or investors looking for rental income ideal as either an Assured Shorthold let or a holiday let.

GENERAL INFORMATION

Agent's Note

The Nook is believed to be curtilage Listed, being adjacent to a Grade II Listed building, noted for its Special Architectural or Historic Interest. Potential purchasers are requested to make their own enquiries.



Fixtures & Fittings

Any furniture in the property can be offered for sale by separate negotiation.

Local Authority

Stratford on Avon District Council. Telephone: 01789 267575. Council Tax Band: currently business rates

Services

Mains electricity, water and drainage are connected. Gas fired central heating. Telephone line subject to BT transfer regulations.

Tenure

The property is leasehold with approximately 122 years unexpired. There is currently an annual service charge of approximately £700 for the maintenance of common parts.

Energy Performance Certificate

Rating: C. A full copy of the report is available from the agent.

Directions CV36 4PP

From Stratford upon Avon take the A3400 towards Shipston on Stour and Oxford passing through the villages of Alderminster and Newbold on Stour. Proceed over the roundabout crossing the A429 (Fosse Way) signposted Shipston on Stour and continue through the village of Tredington on the A3400. On entering the town of Shipston on Stour continue on the main street into the centre of the town and turn right just before the church into High Street. Bear left past some shops and round into the square in the town centre where parking is available. Granville Court is situated through the alleyway in the centre of Granville House, the large Georgian building to the right of the White Bear public house. Prospective viewers are advised to meet the selling agent at the High Street entrance of the alleyway.

Viewing

Strictly by prior accompanied appointment, please, with Pritchard & Company.



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