



**MILL BANK HOUSE, MILL STREET, SHIPSTON ON STOUR**

**SECCOMBES**

ESTATE AGENTS



**MILL BANK HOUSE  
MILL STREET  
SHIPSTON ON STOUR  
CV36 4AW**

Situated about 6 miles from Moreton in Marsh, 11 miles from Stratford upon Avon, 15 miles from Warwick (and M40 Junction 15) and Banbury (M40 at Junction 11)

**A WELL-APPOINTED AND SPACIOUS SEMI-DETACHED PERIOD TOWN HOUSE WELL LOCATED A SHORT DISTANCE FROM THE TOWN CENTRE WITH WORKSHOP/STUDIO/OFFICE AND TWO OFF-ROAD PARKING SPACES. CURRENTLY HAVING OFFICE USE.**

Entrance Hall, Dining/Kitchen, Living Room, Conservatory, Utility/Cloakroom, Landing, Two Double Bedrooms, Ensuite Shower Room, Ensuite Bathroom. Workshop/Studio/Office. Two Off-Road Car Parking Spaces.

**Viewing through:**

**Secombes Estate Agents, Shipston on Stour**

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**[www.seccombesestateagents.co.uk](http://www.seccombesestateagents.co.uk)**



**Shipston on Stour** is an attractive former market town in South Warwickshire. The town is a busy local centre with good shopping, schooling and recreational facilities serving its own population and a number of surrounding villages. The larger centres of Stratford upon Avon, Banbury, and Oxford are easily accessible.

**Mill Bank House** is a spacious and well-appointed town house situated a short distance from the centre of Shipston on Stour.

It is understood the property is an extended period property and in the mid-2000s was renovated and modernised by the local and renowned award-winning builders, Johnson and

Johnson, and incorporates a well-appointed kitchen and bathrooms.

Situated off the living room is a conservatory and outside is a timber workshop/studio/office with power and light connected. In addition, there are two off-road parking spaces. The accommodation briefly comprises

**Ground Floor**

Stable door into **Entrance Hall** with stone tiled floor, feature stained glass window to the **Living Room**. Door to

**Utility/Cloakroom** with glazed china sink, wood work-surface to either side, plumbing for washing machine and space for



tumble dryer, w.c., Worcester combi-boiler for central heating and hot water, stone tiled floor.

**Dining/Kitchen** double-aspect with well-appointed kitchen comprising single stainless steel sink unit with fitted cupboards under, fitted base units with granite worksurfaces over, fitted wall units with concealed lighting under, built-in fridge/freezer, space for dishwasher, built in Smeg double oven with four-ring gas hob over and extractor hood above, stone tiled floor, exposed beam, door to

**Inner Hall** with understairs cupboard and door to

**Living Room** with stained glass window to entrance hall, two shelved display recesses/alcoves, exposed beam. Door to

**Conservatory** with ceramic tiled floor and door to outside. Stairs rise to the first floor **Landing**.

**Bedroom One** with access to the **roof space**. Door to **Ensuite Shower Room** with shower cubicle, w.c., wash hand basin with fitted mirror over, stone tiled floor.

**Bedroom Two** with two recessed alcoves. Door to **Ensuite Bathroom** with bath with shower attachment w.c., wash hand basin with fitted mirror over, heated towel rail, stone tiled floor.



Outside situated across a paved walkway is a detached timber **Workshop/Studio/Office** with power and light connected.

Situated to the front of Mill Bank House are **Two Off Road Parking Spaces**.

#### GENERAL INFORMATION

##### Tenure

The property is offered freehold with vacant possession.

##### Council Tax

This is payable to Stratford on Avon District Council. The property is to be reassessed for Council Tax purposes.

##### Business Use

Currently the property has approved planning permission to be used as commercial offices. The current Business Rateable Value for the property is £13,000 and some small business rates relief may be available.

##### Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are expressly excluded.

The pink BT telephone box in the garden is specifically excluded from the sale.



##### Services (Residential)

Mains electricity, gas, water and drainage are connected to the property. Worcester gas-fired combi-boiler for central heating and hot water.

##### Energy Performance Certificate

Current: C (71) Potential: B (88)

##### Directions

From the centre of Shipston on Stour, take Church Street (A3400) south for Long Compton and Oxford. On entering the one-way system, take the first turning immediately left on the B4035 for Banbury. After about 30 yards, turn right crossing the top of the Mill Street car park and Mill Bank House is situated straight ahead up a small incline on the left.

##### Postcode CV36 4AW

##### IMPORTANT NOTICE

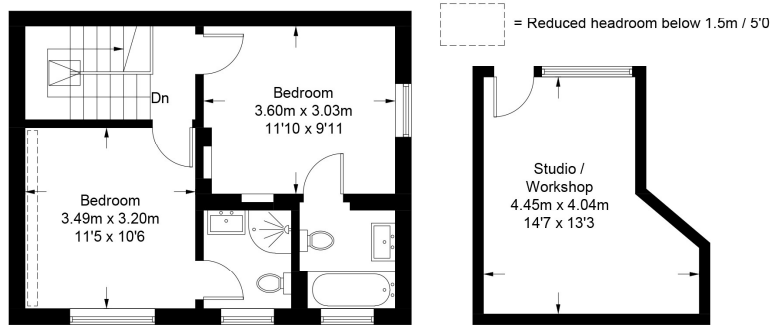
These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.

**MFF/S3214/F005/13.12.2024**



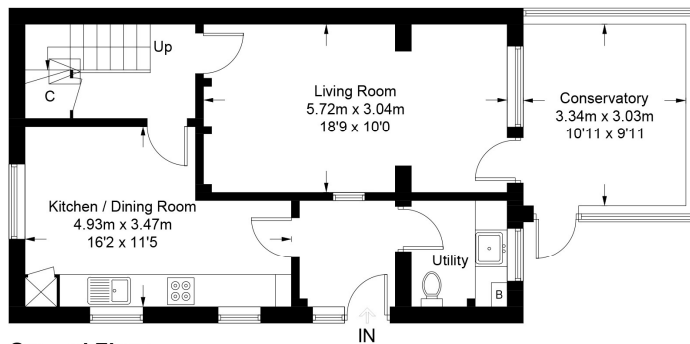
# FLOOR PLANS

## Mill Bank House, Shipston On Stour, CV36 4AW



**First Floor**  
36.8 sq m / 396 sq ft

(Not Shown In Actual  
Location / Orientation)



**Ground Floor**  
59.6 sq m / 641 sq ft

Approximate Gross Internal Area = 96.4 sq m / 1037 sq ft  
 Studio / Workshop = 14.8 sq m / 159 sq ft  
 Total = 111.2 sq m / 1196 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1148421)



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