



ORCHARD HOUSE

New Street, Shipston-on-Stour, Warwickshire



AN EXCEPTIONAL FAMILY HOME WITH REMARKABLE POTENTIAL

Set within beautiful mature grounds of 4.25 acres with an idyllic outlook toward the river, this impressive property combines privacy, character and scale.



Local Authority: Stratford-on-Avon District Council

Council Tax band: G

Tenure: Freehold



LOCATION

Shipston-on-Stour is a vibrant market town praised by The Sunday Times as one of the best places to live. The town offers a great mix of independent shops, cafés, essential services, and local schools, with Stratford-upon-Avon nearby for wider shopping, leisure, and cultural attractions.

The area provides excellent transport links, including the M40 and rail services to London from Banbury, Warwick Parkway and Moreton-in-Marsh. Shipston also offers plenty of leisure options, including a swimming pool, sports clubs, golf courses nearby, and easy access to theatres and arts venues.

Stratford-upon-Avon 9 miles, M40 (J12) 10 miles, Chipping Campden 8.5 miles, Moreton-in-Marsh 6 miles (trains to Paddington) (distances and times approximate).

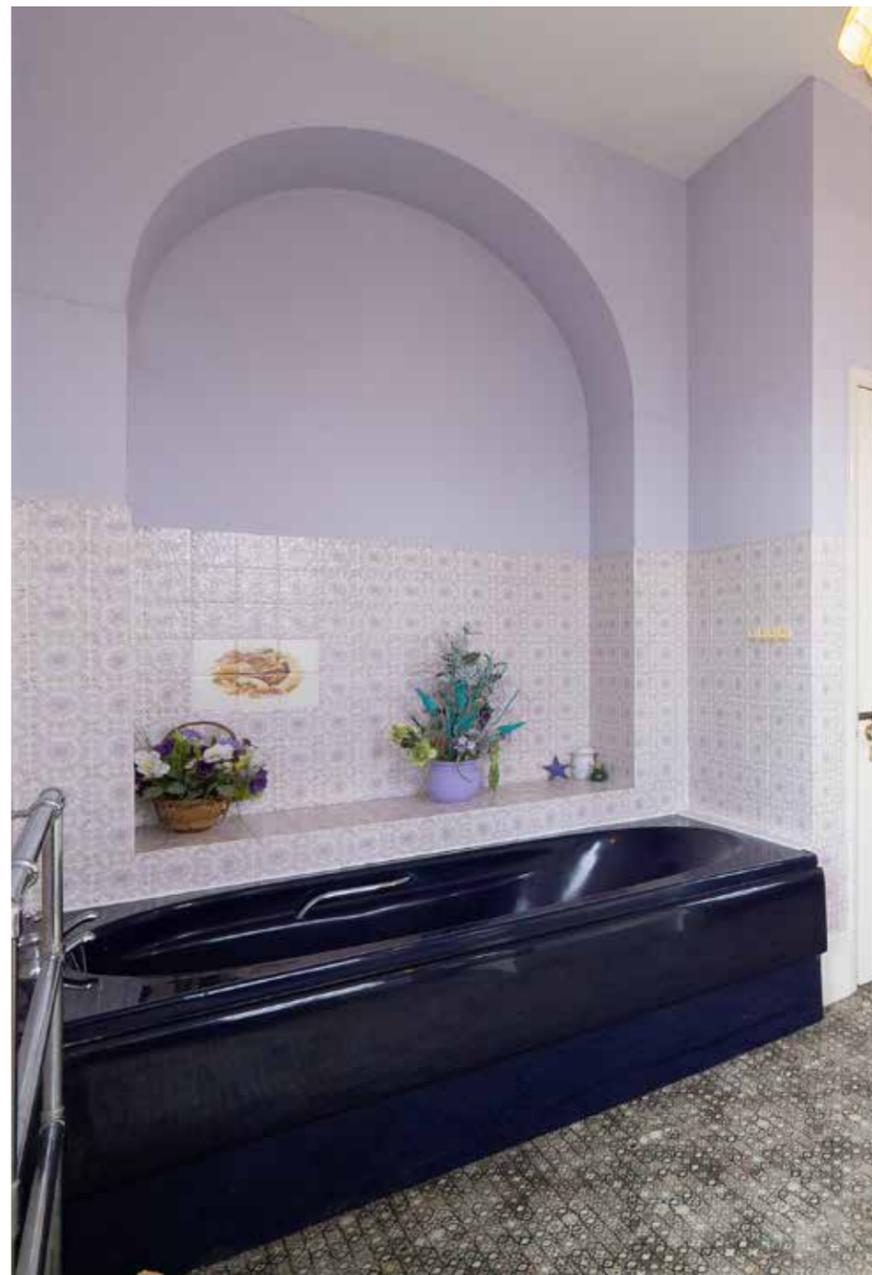


THE PROPERTY

Orchard House offers a rare chance to acquire a substantial family home, coming to the market for the first time in over 50 years. Set within beautiful mature grounds and now in need of modernisation, it presents an exciting opportunity for a new owner to create a truly exceptional home tailored to their own style and future needs.

Inside, a welcoming reception hall leads to generous and well-arranged ground floor rooms, including a spacious drawing room with an attractive fireplace and double doors to the gardens, a formal dining room with its own charming fireplace that is ideal for entertaining, and a cosy sitting room. A kitchen, separate breakfast room and useful cloakrooms ensure excellent flexibility for family living.

The upper floors provide six well-proportioned bedrooms, two bathrooms, and a large games room offering superb versatility as a study, studio or additional living space.





Outside, Orchard House is equally impressive. A large private driveway provides ample parking and leads to a range of garaging and outbuildings, offering excellent storage or potential for future conversion. The formal walled garden is particularly charming, with mature trees, established borders and a wonderfully nostalgic grass tennis court. Beyond this, additional land slopes gently toward the river, creating a peaceful, picture-perfect setting with exceptional privacy.

The grounds also feature a unique Grade II listed, two-storey summerhouse dating from the mid-19th century. With its distinctive Gothic detailing, it stands as a striking reminder of the property's rich heritage and offers an appealing focal point with a variety of possible uses (subject to the necessary consents).

Orchard House is a home of genuine distinction—quietly elegant, beautifully situated and brimming with potential. A rare opportunity to reimagine a significant family residence within remarkable grounds.





Services:

Mains water, gas, drainage and electricity are connected to the property.

What3words ///hindered.resolved.guard

Viewing:

By appointment only with the agents. Offered with no onward chain.



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61 New Street
 Shipston-on-Stour

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.



Date: 26 March 2026
Our reference: STR012308070

Orchard House, 61 New Street, Shipston-on-Stour, CV36 4EW

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,350,000

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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