



**THE STABLES, QUEEN STREET, HALFORD, WARWICKSHIRE**

**SECCOMBES**

ESTATE AGENTS

**THE STABLES  
QUEEN STREET  
HALFORD  
NR SHIPSTON ON STOUR  
CV36 5BT**

Situated approximately 3 miles from Shipston on Stour, 11 miles from Stratford upon Avon, 13 miles from Warwick (M40 Junction 15), 17 miles from Banbury (M40 Junction 11) and 32 miles from Oxford.

**AN OUTSTANDING FOUR DOUBLE BEDROOM  
FAMILY HOUSE WELL LOCATED IN THE VILLAGE  
WITH ATTRACTIVE ENCLOSED SOUTH-FACING  
GARDEN**

Entrance Hall, Sitting Room, Living Room, Study/Craft Room, Kitchen/Dining/Family Room, Utility Room, Cloakroom, Landing, Four Double Bedrooms, Three Bathrooms (two ensuite). Aluminium Double-Glazing. Oil-Fired Heating. Attractive Enclosed Landscaped South Facing Garden. Car Port. Two Off-Road Parking Spaces.

**Viewing through:**

**Secombes Estate Agents, Shipston on Stour**

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**Halford** is a south Warwickshire village set in rolling countryside situated between Shipston on Stour and Stratford upon Avon. Within the village there is a parish Church and a garage with shop.

The local former market town of Shipston on Stour offers day to day shopping, schooling and recreational facilities, with the larger centres of Stratford upon Avon, Cheltenham, Oxford, Banbury, Warwick and Leamington Spa being easily accessible.

There are mainline railway stations at Moreton in Marsh and Banbury with trains south to Oxford and London respectively.

**The Stables** is an outstanding and wonderful family house. The property was built in 2016 to a high specification. The property is well located in the village within a small bespoke development.

The property offers well-presented, spacious and well proportioned

family accommodation with two large principal reception rooms, together with a study/craft room, four double bedrooms and three bathrooms (two ensuite).

An important feature of the house is the well-appointed dining/kitchen/family room with bi-fold doors leading out into the garden. In addition, all the bathrooms are well-appointed, and the ground floor is principally engineered oak-floor boarding. The accommodation comprises

**Entrance Hall** with two understairs cupboards and a **Cloakroom**.

**Sitting Room** double aspect with built-in book shelving with store cupboards under, feature wrought iron restored Georgian fireplace.

**Living Room (currently used as a gym)** with fireplace incorporating Aga wood-burning stove with oak mantel shelf with brick surround and slate hearth. In addition, off the **Entrance Hall** is the **Study/Craft Room**



An important feature of the house is **the Dining/Kitchen/Family Room** (26'5"ft/8.04mm in length) incorporating double glazed china sink unit with built-in base units and wooden work surfaces over, fitted Stirling Deluxe range cooker incorporating four-oven and five-ring electric induction hob with extractor hood over, free-standing island unit with electricity connected incorporating breakfast bar with fitted built-in shelving and drawers, built in seating area with fitted reclaimed timber shelving over, bi-fold door to garden.

**Utility Room** with built-in fitted base units and shelving, plumbing for washing machine, space for dryer.

On the first floor is the spacious **Landing** with tank cupboard and access to roof space. **Family Bathroom** with bath with shower attachment, wc wash hand basin and heated towel rail.

**Bedroom One** double aspect with built-in double wardrobe, feature fireplace with television point over, **Lobby** with **Ensuite Shower/Wet Room** with wc, wash hand basin

**Bedroom Two** with **Ensuite Bathroom** with bath with shower over, wc wash handbasin heated towel rail.

Two further double bedrooms, with **Bedroom Three** with **Dressing Area** and built-in double wardrobe. **Bedroom Four** incorporating a **Study Area** with built-in double wardrobe.

Outside to the front is a **Single Carport** with access through to the garden, **Two additional Off Road Parking Spaces**. Communal courtyard.



A further important feature is the attractive **Enclosed Landscaped South-Facing Garden** which is about 58'0"/17.68m wide x 36'6"/11.13m deep.

Immediately adjoining the house and accessed from the dining/kitchen/family room is a paved patio with pergola over with climbing roses, beyond which the garden is principally lawned and surrounded by well-stocked flower and shrub borders, together with apple, apricot, damson, plum, cherry, and greengage trees plus wild strawberry and raspberry plants.

Situated straight across the garden is a **Home Office/Summer House/Studio** with power connected. Separate **Garden Shed**.

#### 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 listed in band F.

##### Fixtures and Fittings

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



##### Services

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

##### Energy Performance Certificate

Current: 85 (B) Potential: 97(A)

##### Directions

From Shipston on Stour take the A3400 North and proceed through the village of Tredington to the Tredington roundabout. Take the third exit signposted for Halford and Wellesbourne. On entering the village, proceed past the garage on the right and after a further 35 yards at the crossroads turn left into Queen Street. Continue to bear right around Queens Street for about 300 yards and the entrance into the courtyard leading up to The Stables is on the right. The Stables is situated across the courtyard to the left.

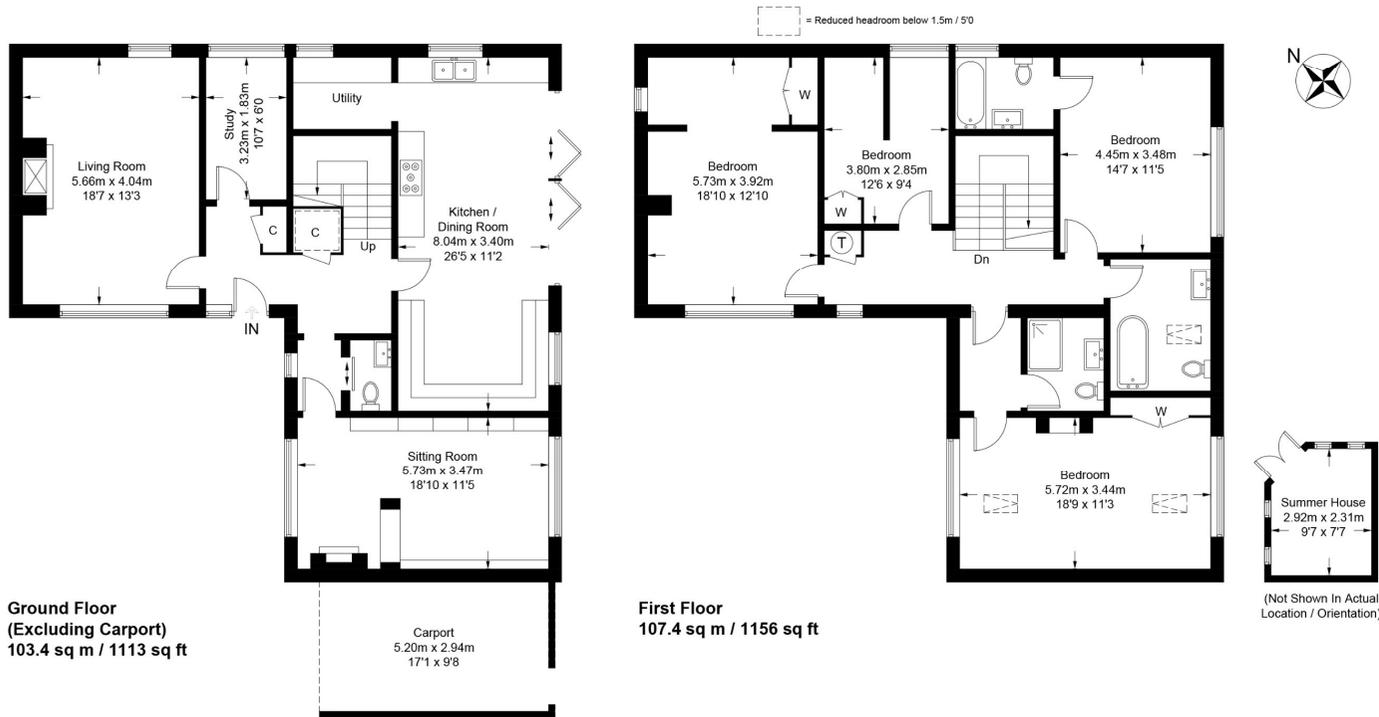
##### Postcode CV36 5BT

##### 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/S3163/F005/05.04.2024

# FLOOR PLANS



Approximate Gross Internal Area = 210.8 sq m / 2269 sq ft  
(Excluding Carport)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1064832)



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