Knight Frank



11 RIVER WAY

Shipston-on-Stour, Warwickshire



A MODERN DETACHED FOUR BEDROOM HOUSE WITH STUNNING VIEWS OVER THE RIVER STOUR AND OPEN COUNTRYSIDE BEYOND

with a double detached garage and garden, yet within easy walking distance of Shipston-on-Stour town centre and amenities.

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Local Authority: Stratford-on-Avon District Council. Telephone: 01789 267575
Council Tax band: G
Directions (CV36 4RD): From the A3400 enter Shipston-on-Stour and turn left into River Way.
No 11 will be found at the end of the cul-de-sac on the right hand side with parking in front of the garage.
What3Words: ///chop.wizard.sprayer
Fixtures and Fittings: The vendors' solicitor will provide a schedule of contents and fittings included and excluded from the sale and those available by negotiation.
Services: Mains water,gas and electricity are connected to the property. Gas fired central heating. Security system. Broadband and Sky tv.
Tenure: Freehold
Viewing: By prior appointment only with the agents

LOCATION

Shipston-on-Stour was noted by the Sunday Times as one of the best places to live in the UK, and provides an excellent selection of independent shops including a butcher's, a greengrocer, bakery, cafes, boutique hotel, vet's, doctor's surgery, cottage hospital and pre, junior and secondary schools. To the north is the large town of Stratford-upon-Avon, providing more extensive shopping and leisure facilities and being the region's cultural centre and the home of the Royal Shakespeare Company.

South Warwickshire is renowned for its excellent selection of state, private and grammar schools, including the boys' and girls' grammar schools in Stratford-upon-Avon, Warwick Boys' School and King's High in Warwick, The Croft School at Stratford-upon-Avon, Bloxham and Sibford Ferris Public Schools and Kitebrook in Moreton-in-Marsh. There are school and public bus routes through the town.

For the commuter, there is easy access to the M40 (J12), Banbury and Warwick Parkway for trains to London Marylebone, and Moreton-in-Marsh for trains to London Paddington.

Sporting and leisure activities in the area include a popular swimming pool and gym, rugby club and sports club in Shipston; golf at Brailes, Tadmarton and Chipping Norton, racing at Stratford-upon-Avon, Warwick and Cheltenham, as well as easy access to world-class theatre at Stratford-upon-Avon and the art gallery at Compton Verney.

Stratford-upon-Avon 10 miles, M40 (J12) 11 miles, Chipping Campden 8.5 miles, Moreton-in-Marsh 8 miles (trains to London Paddington), Banbury 15 miles (trains to London Marylebone from 53 minutes) (All distances and times are approximate)









DESCRIPTION

Entrance hall with a full height timber and glazed bay window and tiled floor. Shower room. Large kitchen/ breakfast room with sliding doors to the terrace and a range of painted kitchen units with integrated ovens, hob, dishwasher and fridge. The kitchen/diner opens into a cosy dual aspect snug/ family room. Fitted utility room with a side door to outside.

On the first floor, the sitting room has two pairs of sliding doors to the covered balcony with views to Brailes Hill, with electric blind providing a screen and with a TV projector. Fire with mood lighting. Study with fitted furniture and dual aspect bedroom four.

On the second floor, the principal bedroom has a four-light window, facing south-east for the view and morning sun, with built-in wardrobes and an en suite shower room. Double bedroom two and bedroom three with a built-in wardrobe. Family bathroom.



























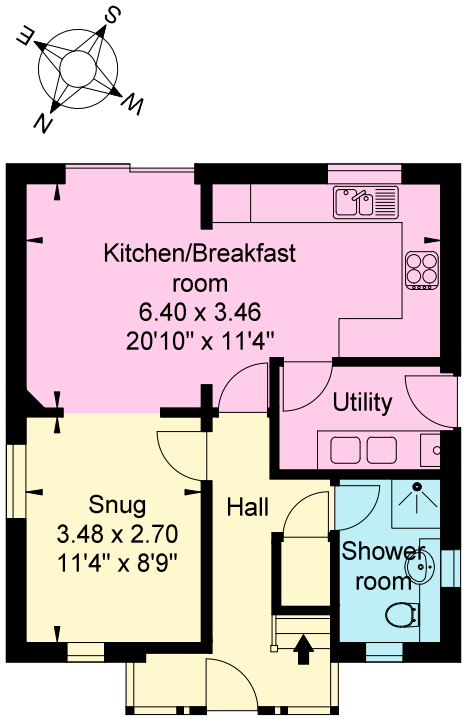




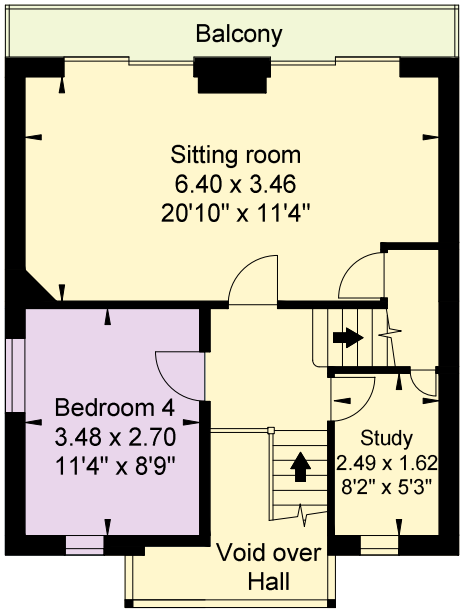
GARDENS AND GROUNDS

The detached double garage has parking to the front, a west facing secluded patio and pedestrain acces to either side of the house to the lovely rear garden with a wide terrace and steps down to a lawn with shrub and flower beds and native hedges providing privacy.

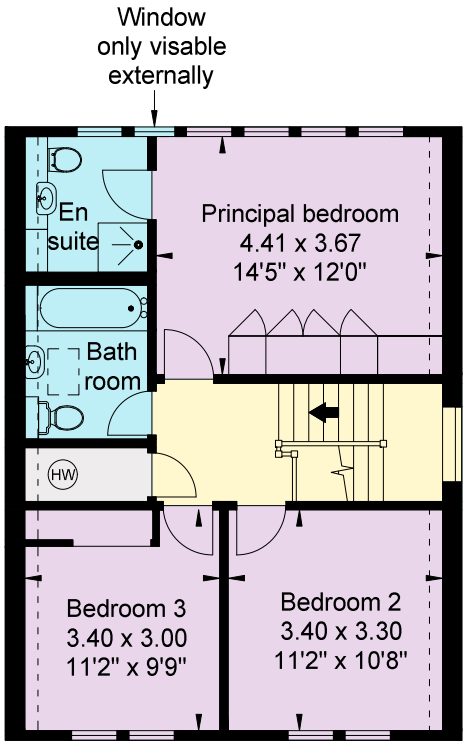
A pedestrian gate at the bottom of the garden gives access to the riverside shared meadow which is held in the name of a company, the directors of which are the owners of the six properties backing on to it. The paddock also has a vehicular access off River Way. The vendor currently pays about £320 per year as a share of the mowing and maintenance of the paddock..



Ground Floor

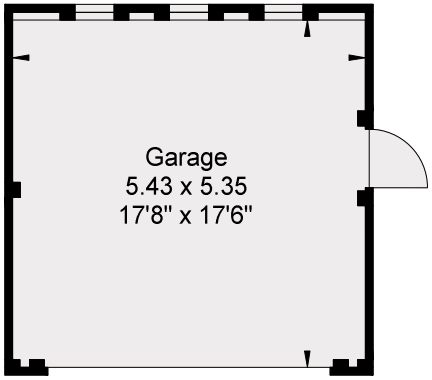


First Floor

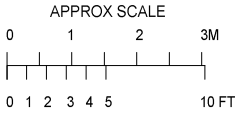


Second Floor

Denotes restricted head height



Not shown in actual location / orientation



House: 149 sq m (1,604 sq ft)
Outbuilding: 29 sq m (312 sq ft)
Total: 178 sq m (1,916 sq ft)
inc. restricted head height
(Approximate Gross Internal Floor Area)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted to tell you more.

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Your partners in property

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Date: 02 November 2026
Our reference: STR012483480

11 River Way, Shipston-on-Stour, CV36 4RD

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £650,000.

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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Knight Frank

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