

TO LET UPPER ST DENNIS FARM

Honington, Shipston-on-Stour





UPPER ST DENNIS FARM

Honington, Shipston-on-Stour

A peaceful and private farmhouse in wonderful countryside

Shipston-on-Stour 3 miles ♦ Banbury (M40 access) 12 miles ♦ Chipping Norton 13 miles ♦ London by train (from Banbury) 55 minutes ♦ Central London by car 85 miles (2 hours). Times and distances are approximate.

Accommodation and Amenities

Entrance Hall ♦ Drawing room ♦ Sitting room ♦ Kitchen/breakfast room ♦ Dining room ♦ Study ♦ Master ensuite bedroom with dressing room ♦ 2 further ensuite bedrooms ♦ 3 further bedrooms ♦ 2 further bathrooms ♦ gardens

Tennis court ♦ Stables ♦ Paddock

In all up to 8 acres







Situation

- ◆ Upper St Dennis Farm lies in a quintessentially pretty and peaceful part of the north Cotswolds, without road noise and not overlooked. Fields, woodlands and low hills form a panorama in all directions.
- ◆ Shipston-on-Stour is the nearest small town providing a good range of shops and services and is only a 5 minute drive away. Banbury and Chipping Norton are each about 25 minutes journey by car, with Banbury providing access to the M40 and an excellent rail service to Marylebone in less than an hour.
- ◆ Shakespeare's Stratford-upon-Avon is less than half an hour to the north and the Vale of Evesham a similar journey time to the west.
- ◆ The gardens are a mix of lawns, shrubs and herbaceous beds, with some fabulous mature trees providing summer shade. There is also a well-stocked vegetable and cut-flower garden and greenhouse.
- ◆ There are a variety of outbuildings including 3 stables and garaging and a converted cart shed that could be used as an office, gym or entertaining space.
- ◆ There is an excellent astroturf tennis court and walks, views and open spaces in all directions.
- ◆ Access is through private gates at the end of a lane and the house is approached along a poplar-lined drive.
- ◆ Optional 5-acre paddock.

Description of Property

- ◆ Upper St Dennis is a Grade II listed former farmhouse in excellent condition and well arranged with 3 of the 6 bedrooms ensuite and with a good large kitchen and breakfast area.

Furnishings

The house is available unfurnished or part-furnished.

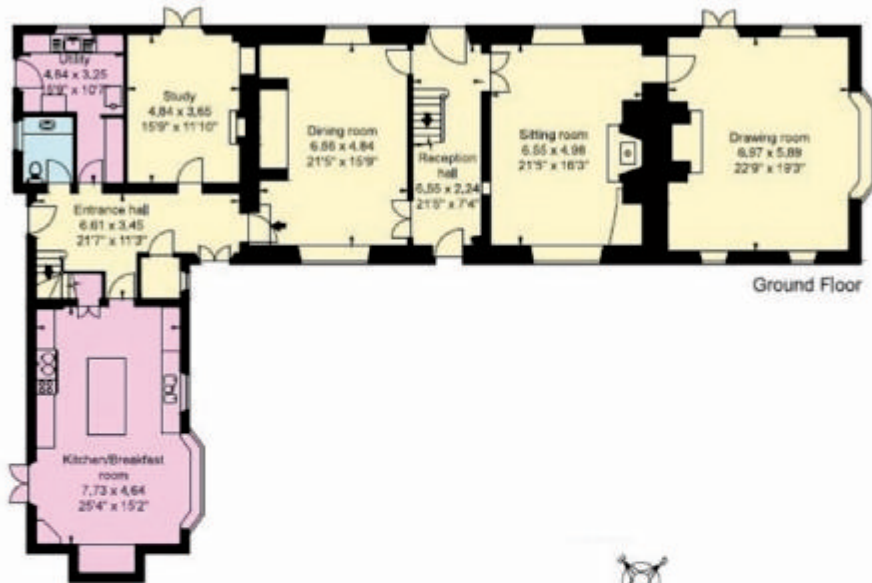
Directions

The postcode is CV36 5EL





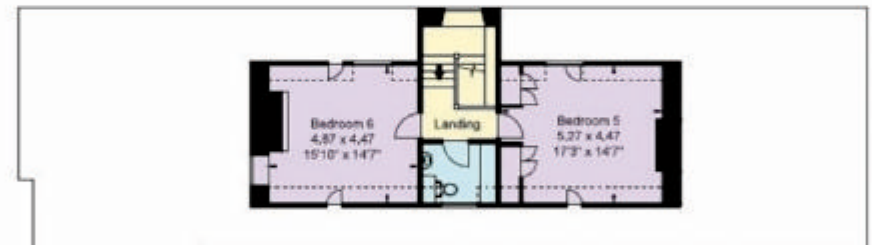
Upper St.Dennis Farm Honington



Ground Floor



First Floor



Second Floor



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This brochure is
environmentally
friendly

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Attention is drawn to the Important Notice.

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