Since 1971

Andrew Grant



6 Greenway Road



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Shipston-on-Stour, CV36 4EA

A two bedroom ground floor maisonette with a long rear garden, driveway parking and scope to update, in the market town of Shipston-on-Stour.

2 Bedrooms | 1 Bathroom | 1 Reception | Investment opportunity

With all rooms arranged on one level, this ground floor maisonette offers an opportunity to refresh the interiors and create a home around an established layout. A long living and dining room opens directly onto the rear garden, complemented by a separate kitchen and two similarly sized bedrooms. Lawned gardens and driveway parking complete the property in this South Warwickshire market town.

691 sq ft (64.2 sq m)

Leasehold

The accommodation

The kitchen offers scope for modernisation and offers ample space for cabinetry and worktops. Glazing on two sides and a part glazed exterior door brighten the space.

The living and dining room has a long rectangular layout with space for both seating and a dining table. Sliding patio doors open onto the garden, creating a direct connection with the lawn beyond.

Two bedrooms sit alongside one another off the hallway, each with a broad window overlooking the frontage. Their similar dimensions give a balanced arrangement, with both rooms separate from the main living space at the rear.

The bathroom contains a bath with a shower above, a pedestal basin and a WC. Tiling surrounds the bath and basin, while an obscured glass window provides daylight.













The garden and parking

A long lawn extends behind the property, bordered by timber fencing, shrubs and trees towards the far end. A paved area adjoins the living room doors, with a path running along the garden beside a timber shed.

A paved path beyond the parking space leads to the entrance down the side of the home. From here, a timber gate opens into the rear garden.



Location

Greenway Road forms part of an established residential area in Shipston-on-Stour, a historic South Warwickshire market town.

Independent shops, cafés, pubs and restaurants provide variety within the town centre, alongside everyday shopping and services. The library on Church Street adds to the local amenities, giving residents a useful range of facilities within the town itself.

Local education includes Shipston-on-Stour Primary School and Shipston High School.

The A3400 connects Shipston with Stratford-upon-Avon and the wider road network. Moreton-in-Marsh railway station provides services towards Oxford, Worcester and London Paddington, while local buses connect Shipston with neighbouring towns and villages.

Shipston Leisure Centre offers a swimming pool and gym, while the surrounding countryside provides opportunities for walking and cycling. The nearby Cotswolds broaden the choice of places to explore, from country walks to historic market towns and villages.



Services

The property benefits from mains electricity, gas, water and drainage.

Broadband Speed

Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 1000 Mbps (source: Ofcom checker).

Mobile Coverage

Likely available from EE, Three, Vodafoner and O2 (source: Ofcom checker).

Flood Risk

According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river flooding and very low risk for surface water flooding.

EPC

The EPC rating for this property is: C.

Council Tax

The Council Tax for this property is Band A.



Leasehold information

The property is leasehold, with approximately 94 years and 8 months remaining on the lease as of October 2026. The ground rent is £100p/a and the service charge is approximately £200 to £300p/a.

Following completion, all four leaseholders will be offered the opportunity to purchase the freehold, either collectively or individually if the others do not wish to proceed. This would relate to the whole building rather than the individual flat. Any purchase would be separate from the leasehold sale and subject to terms being agreed.

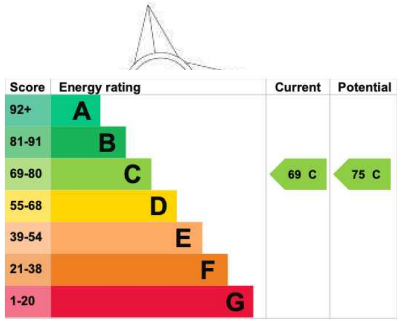
Buyers should ask their solicitor to verify the lease terms, charges, any provisions for future increases and the arrangements for any potential freehold purchase.

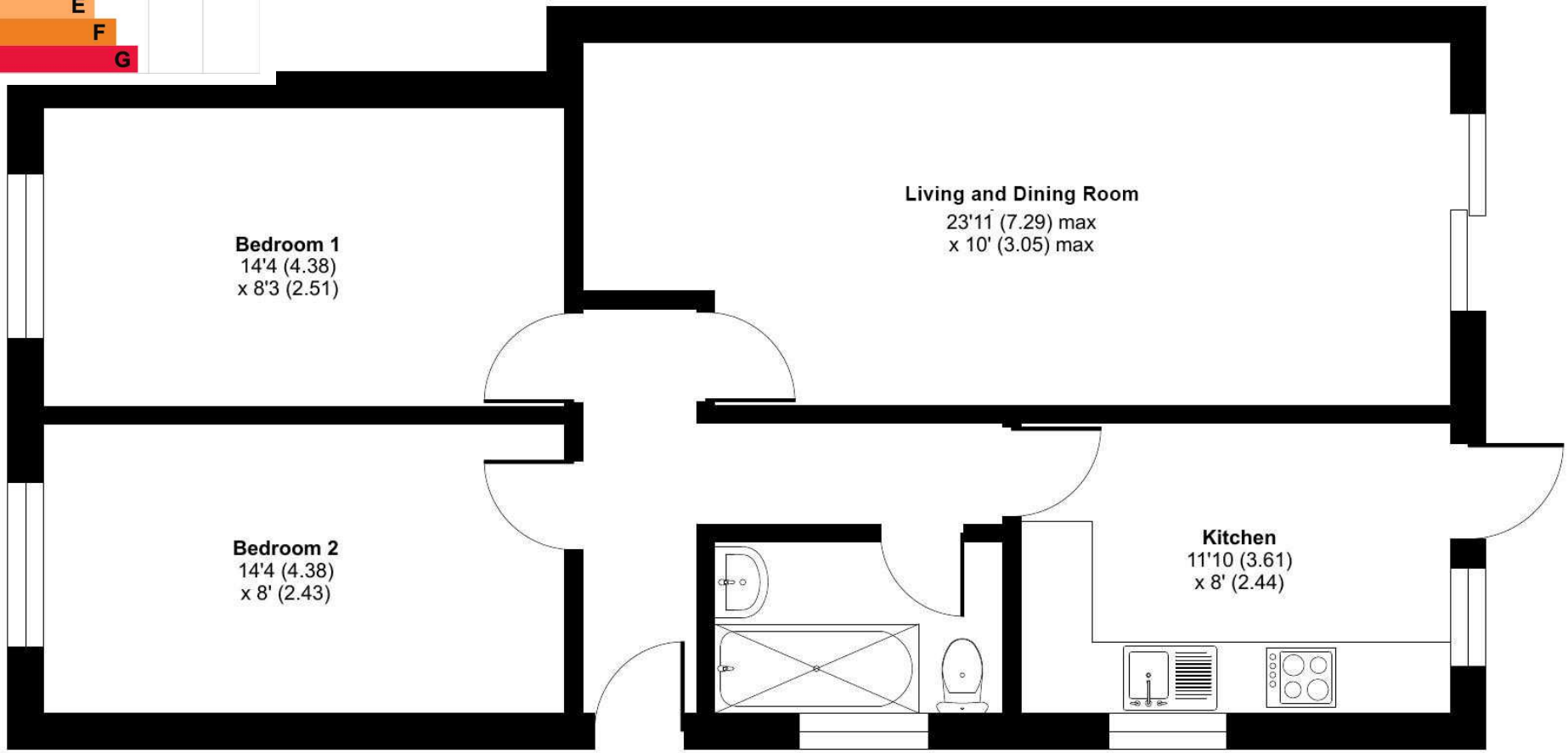


Greenway Road, Shipston-on-Stour, CV36

Approximate Area = 691 sq ft / 64.2 sq m

For identification only - Not to scale





GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Andrew Grant. REF: 1527718

DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: https://cutt.ly/referrals and are reviewed annually in line with our financial year to identify any changes in average fee received.



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