

HARRISON
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HARDEN



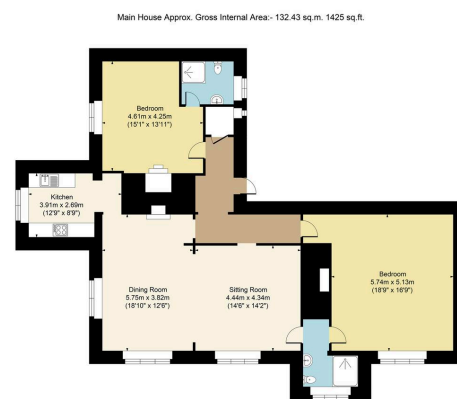
Shipton Court, High Street, Shipton-Under-Wychwood

Guide Price £925,000



This is a rare opportunity to acquire two characterful apartments within the prestigious Shipton Court, with no onward chain. The properties are being sold together and offer flexibility for the new owner, either as a prime investment or the potential to combine into one large residence (subject to the relevant planning permissions and listed building consent). Tucked away just east of the High Street in the picturesque Cotswold village of Shipton-under-Wychwood, Shipton Court is an impressive Grade II* listed Jacobean country house dating back to circa 1603. Enclosed by a traditional stone wall and accessed via a short private drive, the estate is now home to an exclusive collection of residences, set within formal gardens designed by renowned landscape designer Paul Thomas.

Apartment One- Second Floor - This spacious two-bedroom apartment is accessed via the communal hallway of the original 17th-century house. Upon entry, a welcoming hallway leads to a dual-aspect open-plan living and dining area, complete with exposed brickwork and a cosy log burner — a perfect blend of period charm and modern comfort. A newly fitted shaker-style galley kitchen sits just off the dining area, finished with solid wood worktops and elegant copper accents. To the north of the apartment, a bright double bedroom features a large original open fireplace and a modern en-suite shower room, with lovely views over the private gardens. At the opposite end, a second double bedroom includes a striking House of Hackney feature wall and an en-suite with rainfall shower and exposed brickwork, also accessible from the living room for added convenience. This apartment offers a blank canvas, with neutral interiors throughout, making it easy for a new owner to put their own stamp on this rare and beautiful home.

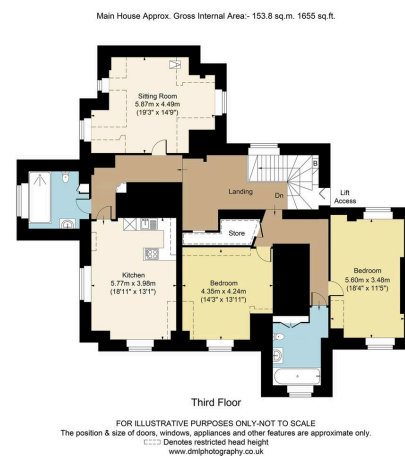


FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
--- Denotes restricted head height.
www.dmpphotography.co.uk

EPC: D

Council Tax Band: E





Apartment Two- Top Floor - Accessed via a grand communal hallway, this stylish two-bedroom top-floor apartment benefits from the use of a private lift or staircase. Once inside, you're welcomed by a light-filled and uniquely shaped hallway that wraps around the home's original chimneys, offering generous space for built-in storage and furnishings. The southern end of the apartment features a dual-aspect kitchen and dining room, with integrated appliances and bespoke built-in seating beneath the window, perfect for entertaining with views over the grounds. Off the hallway is a stunning contemporary wet room with walk-through shower and designer fixtures. The spacious living room is full of charm, with exposed beams, built-in storage, and a recessed bay window ideal for a reading nook or work-from-home space. The north wing includes two well-proportioned double bedrooms. The principal bedroom is especially inviting, with exposed beams, brickwork, a feature fireplace, and bespoke shelving. A second, beautifully styled bathroom completes the layout, with wood panelling and a raised bath positioned to make the most of the countryside views. Recently refurbished throughout, the apartment boasts designer finishes throughout, with wallpapers from House of Hackney, Timorous Beasties, and Farrow & Ball.

EPC: E

Council Tax Band: C

We believe the properties are leasehold, with a 999-year lease beginning in 1977. Buyers should confirm this via their solicitor prior to exchange.

Service Charge: £300 per month (per apartment)



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