

# MULBERRY HOUSE

GUIDE PRICE

£1,350,000



A magnificent family home in a wonderful, rural setting within striking distance of the popular market town of Shipston on Stour

**ADDRESS** Mulberry House,  
Ilmington Road,  
Armscote,  
Stratford-upon-Avon, CV37 8DH

**LOCAL** The Fuzzy Duck, Armscote  
The Howard Arms, Ilmington  
The Bower House, Shipston on Stour

**TOWNS  
& TRAIN  
STATIONS** Shipston on Stour 3 miles  
Chipping Campden 6.8  
Moreton-in-Marsh 9 miles  
Stratford-upon-Avon 9 miles  
Warwick 15.6 miles  
Moreton-in-Marsh Station 9.4 miles ➡  
London Paddington from 84 mins

THE  
COUNTRY  
HOUSE  
DEPT.

51.7950° N - 1.8839° W



# ABOUT THIS HOUSE

## GENERAL

5  
BEDROOMS

SERVICES	Private drainage Oil fired central heating Private water source
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4  
BATH/SHOWER  
ROOMS

EPC	D
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COUNCIL TAX	Band G
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4  
RECEPTION  
ROOMS

LOCAL AUTHORITY	Stratford-on-Avon
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## HOUSE AND GROUNDS

Nestled amongst beautiful countryside, with uninterrupted views is this fantastic family home. Approached through a set of metal gates across a herringbone brick driveway, Mulberry House sits in a wonderful spot surrounded by beautifully manicured gardens. Mulberry House has a warm and inviting feel, with a number of generously proportioned rooms - ideally suited for a family. The accommodation throughout is substantial and the numerous reception rooms allow a real flexibility as to how they could be used. There is ample space for a study/home office, studio, gym or children's playroom. Highlights include a large, 20 ft kitchen/breakfast room, leading through to a conservatory providing views over the garden. A further highlight is the triple aspect drawing room which is flooded with natural light with double doors opening onto the rear gardens.

The five bedroom, four bath/shower room layout on the first floor makes for comfortable family living. There is the most superb games room situated on the first floor above the garage, perfect for those who enjoy entertaining. This is a versatile space with a bar and cloakroom.

Everything here is about scale, and the garden is no different; mostly laid to lawn, the gardens are planted with an array of well stocked flower beds as well as a wide variety of trees and shrubs.





## ABOUT THIS AREA

### OUR THOUGHTS ON SHIPSTON ON STOUR

Noted by the Sunday Times in March 2016 as one of the best places to live in the UK, Shipston on Stour is an historic, quaint but booming South Warwickshire market town with a strong sense of community spirit and full of charm.

Shipston's charming high street has a mix of traditional family-run and contemporary independent businesses along with other amenities including a doctor's surgery and cottage hospital, a butcher, a fishmonger and a number of pubs and restaurants.

A former working wool town, its annual events include Shipston Wool Fair and Shipston Proms over two weeks in June/July.

Nearby Chipping Campden, Moreton-in-Marsh and Broadway are wonderful places to visit but for more comprehensive shopping and recreational needs, Stratford-upon-Avon, Warwick, Cheltenham, Royal Leamington Spa and Banbury are all within striking distance as are a number of popular schools.

The M40 is accessible at junction 15 (Warwick) and junction 12 (Gaydon) and there is a regular train service from Moreton-in-Marsh to London Paddington and from Banbury to London Marylebone.







Conservatory



Games Room

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Numerous reception rooms allow a real flexibility as to how they could be used



Drawing Room



LIVE MORE  
WORRY LESS



THIS IS OUR  
HAPPY





Bedroom



Bedroom



Bedroom

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A warm and inviting feel, with a number of generously proportioned rooms





Mulberry House



Garden

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Everything here is about scale,  
and the garden is no different



Garden





Pond



Garden



Garden

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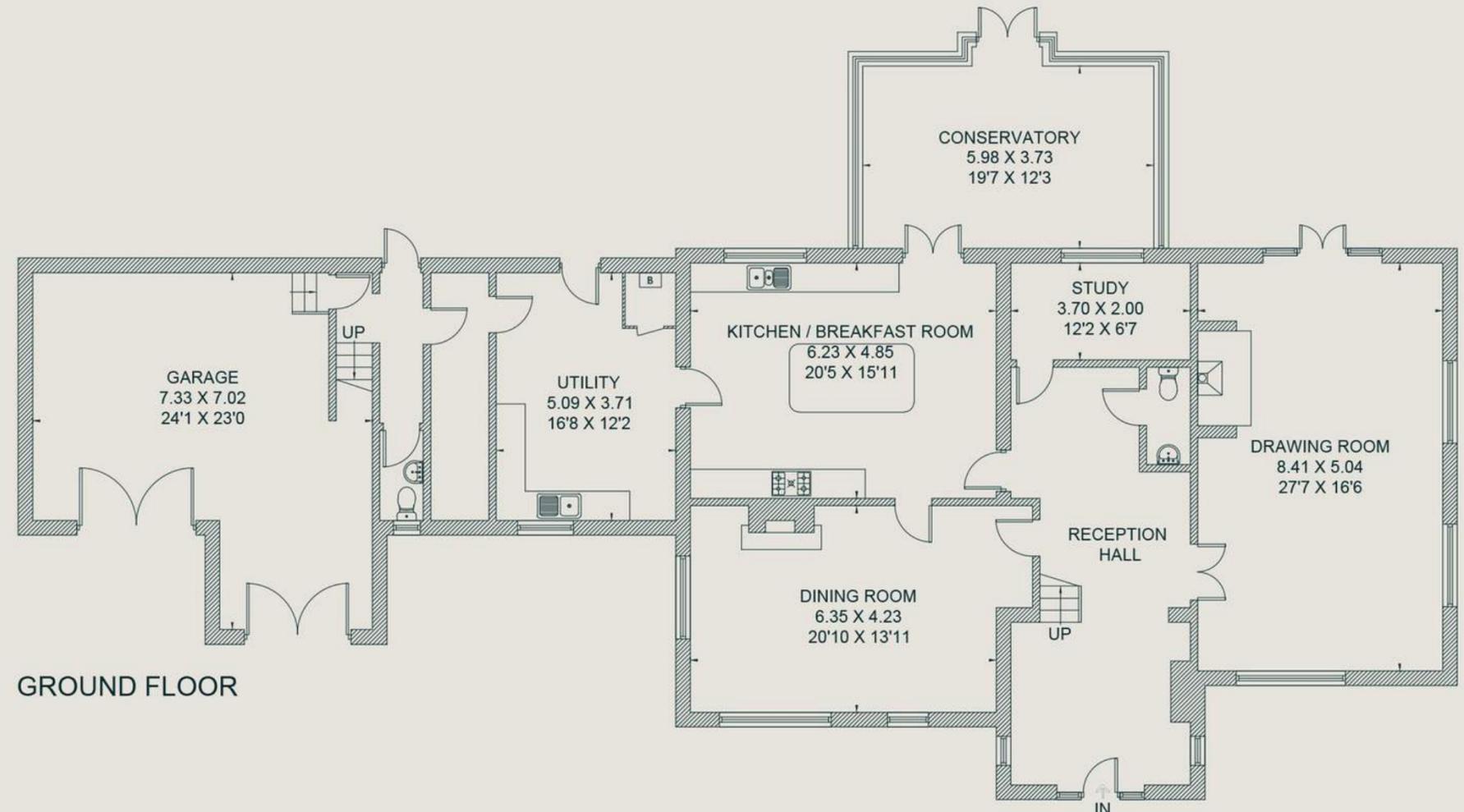
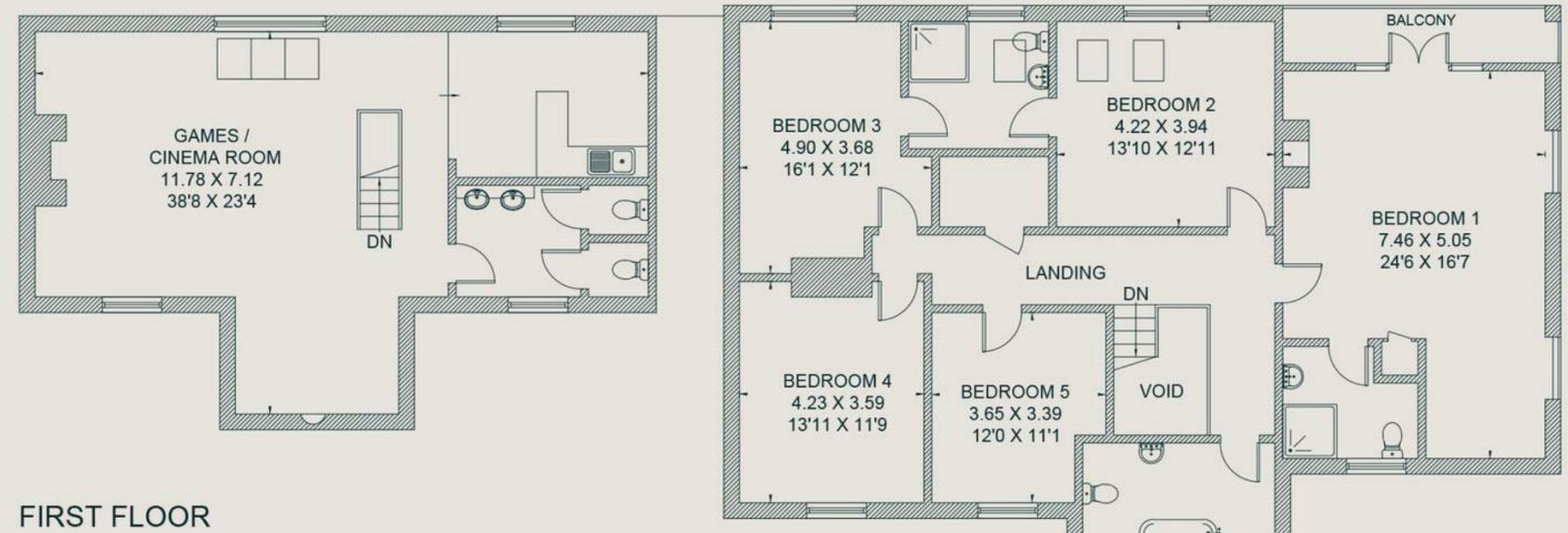
The gardens are planted with an array of well stocked flower beds as well as a wide variety of trees and shrubs.

# FLOOR PLAN

448.0 sq m / 4825 sq ft  
TOTAL (INCLUDING GARAGE)

*For identification purposes only.*

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THE  
COUNTRY  
↔ HOUSE  
DEPT.

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