



Station Road | Shipston on Stour
Offers in Excess of £245,000


DISTINCT
Property Consultants

This delightful Grade II listed, 16th Century stone and thatch cottage was recently renovated to a high standard, but retains the feel of a period cottage. It is located close to the centre of Shipston-on-Stour, and has two bedrooms, two reception rooms, plus an office.

EPC rating D

- Immaculate Presentation
- Living Room with Feature Fireplace
- Dining Room
- Modern Kitchen
- Large Bathroom
- 2 Bedrooms
- Refurbished
- Good Size Boarded Loft
- Courtyard Garden
- Close to Town Centre

The front door opens into the living room which has a flagstone floor, stone walls and exposed beams. A window seat and an open fireplace enhance the period cottage feel. There is an archway through to the carpeted dining room which also has exposed beams.

The modernised kitchen has built-in washing machine, dishwasher and fridge-freezer. There is a five-ring Zanussi gas hob and a Zanussi double oven which incorporates a microwave. The Ideal Logic Combi 24 gas-fired boiler provides hot water and central heating. As well as a window, there is a skylight and gentle floor-level lighting. White tiles back the work areas and there are ceramic tiles on the floor.

An office and the bathroom with a bath, separate walk-in power shower, toilet, bidet and basin are also on the ground floor.

On the first floor are the two bedrooms with exposed beams, an integrated wardrobe and access to the loft space.



Outside

There is a small, paved courtyard to the rear of the property. At the front there is an area for pots and a wide grassed verge to Station Road.

Neighbourhood

Black Horse cottage is in a residential area close to Shipston town centre and takes its name from the nearby inn. There is a good range of shops, schools, recreational facilities and other amenities, as well as restaurants and pubs, all within walking distance.

Location

There are several train stations easily accessible from Shipston: Moreton-in-Marsh (7 miles); Stratford-upon-Avon (11 miles); Banbury (15 miles) and Warwick Parkway (17 miles). Junction 15 of the M40 is 16 miles away.

Shipston is on the northern edge of the Cotswolds Hills and the area around the property is packed with historic sites, popular attractions, gastro pubs/restaurants, countryside sports and rural hiking. Stratford-upon-Avon — home of the Royal Shakespeare Company and Shakespeare's Birthplace Trust — is only 12 miles away; whilst Banbury, with its excellent shopping facilities, museum, theatre and cinema, is 14 miles. Other nearby attractions include the National Trust's Hidcote (7 miles), Chipping Camden (7 miles) and Warwick Castle (16 miles).

Situation & Property Information

No chain

Freehold

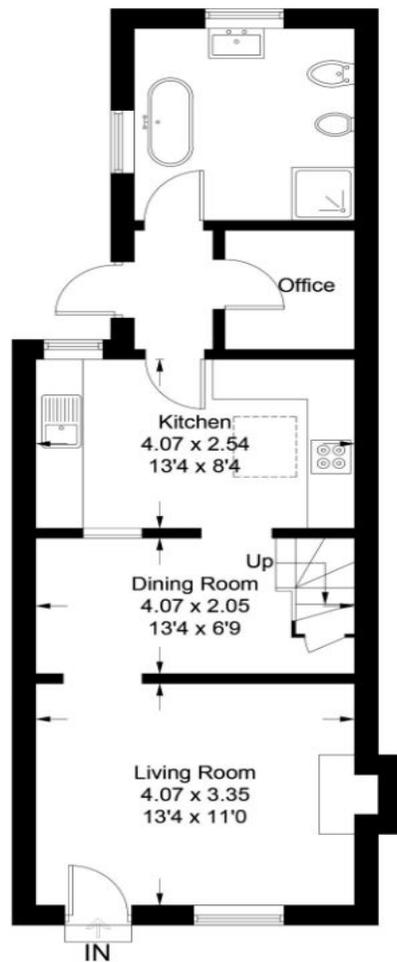
Council tax: Band C, Stratford-on-Avon District Council

EPC rating D

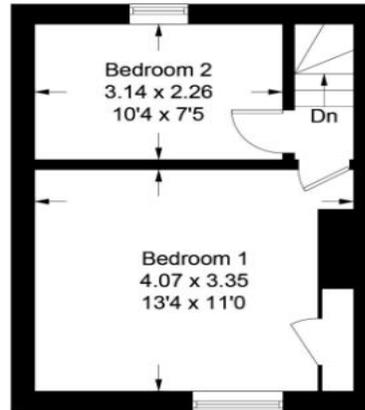
Viewings

Strictly by appointment only.





Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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