

Peter Clarke



27 New Street, Shipston-on-Stour, CV36 4EW

- Character Cottage in Shipston on Stour
- Sitting Room with Feature Fireplace
- Fitted Kitchen
- Bedroom with fitted Wardrobes
- Bathroom with Shower Over Bath
- Courtyard Garden with Utility Room & Storage Shed



Offers Over £200,000

A spacious one bedroom character cottage in the centre of Shipston on Stour. This property is ideal for a first time buyer or as a buy to let investment. Shipston on Stour is a popular market town, lying approximately 9 miles from Stratford upon Avon town centre, on the edge of the Cotswolds and offering excellent local amenities. The town offers a variety of shopping, social, educational and recreational facilities and there is easy access to the motorway network and regional centres.

#### ACCOMMODATION

The front door opens into the sitting room which has a feature fireplace and storage cupboards. The kitchen has a range of base, wall and drawer units with work surface over, a ceramic sink and drainer, space and plumbing for appliances, under stairs storage cupboard and a door leading to the rear garden. A door also opens to the staircase which leads to the first floor. The bedroom has fitted wardrobes and access to the loft space. The bathroom has a bath with shower over and glazed screen, wc, wash hand basin and airing cupboard housing hot water tank. To the rear of the property there is a courtyard garden with utility room and storage shed and gate to a parking area.

#### GENERAL INFORMATION

**TENURE** The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

**SERVICES** We have been advised by the vendor that mains electricity, water and drainage are connected to the property. However, this should be checked by your solicitor before exchange of contracts.

**RIGHTS OF WAY** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority Stratford on Avon District Council and is understood to lie in Band A.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING E:** A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the Selling Agents.

**REGULATED BY RICS**





## 27 New Street, Shipston-on-Stour

Store  
1.31 x 0.90  
4'4" x 2'11"

Utility Room  
1.71 x 0.91  
5'6" x 3'0"

Kitchen  
4.14 x 2.14  
13'7" x 7'0"

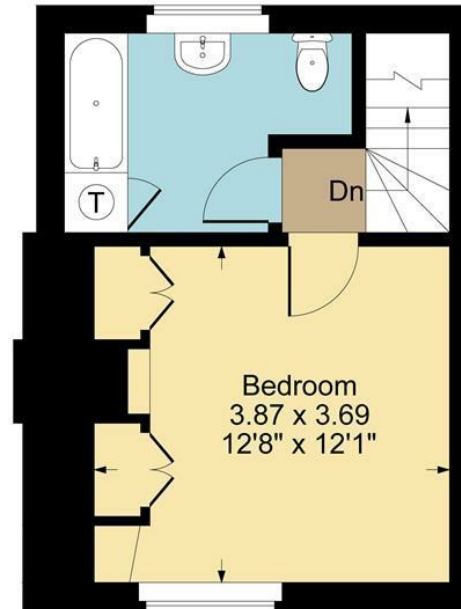
Sitting Room  
3.82 x 3.61  
12'7" x 11'10"

IN

Ground Floor

Approximate Gross Internal Area  
Ground Floor = 26.38 sq m / 284 sq ft  
First Floor = 23.22 sq m / 250 sq ft  
Total Area = 49.60 sq m / 534 sq ft

Illustration for identification purposes only,  
measurements are approximate, not to scale.



First Floor





DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

Multi-award winning offices  
serving South Warwickshire & North Cotswolds

13 High Street, Shipston-on-Stour, Warwickshire, CV36 4AB  
01608 260026 | [shipston@peterclarke.co.uk](mailto:shipston@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)



Peter Clarke

