



Stratford Road, Shipston-On-Stour, CV36 4AZ

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

NO ONWARD CHAIN - PART-EXCHANGE CONSIDERED

Vine Cottage is a fine, redbrick detached period home on the outskirts of the thriving market town of Shipston-on-Stour offering great potential to create a wonderful family home.

The house is approached by two entrances meeting in the middle with a beautiful front garden. The garden is mainly laid to lawn with a variety of trees, shrubs and bushes.

Inside the house through the front porch, there is an entrance hall with stairs to the first floor and a dual-aspect living room with open fireplace and sliding doors to the garden. There is a separate dining room with cast iron fireplace and access to the downstairs washroom. A spacious kitchen / breakfast room is also on the ground floor and comes with a range of wall and base units and doors to the rear garden. On the first floor are four generously proportioned bedrooms, a family bathroom and en-suite shower room to the principal bedroom.

To the rear is a well-established garden which is enclosed on all sides and mainly laid to lawn. There is access into the spacious double garage which has scope to renovate subject to necessary planning permission.





Key Features

- NO ONWARD CHAIN - PART EXCHANGE CONSIDERED
- CHARACTERFUL DETACHED HOME IN NEED OF SOME UPDATING
- DUAL-ASPECT LIVING ROOM
- SEPARATE DINING ROOM
- KITCHEN / BREAKFAST ROOM
- DOWNSTAIRS WC
- FOUR DOUBLE BEDROOMS
- FAMILY BATHROOM & EN-SUITE SHOWER ROOM TO PRINCIPLE BEDROOM
- REAR GARDEN & SPACIOUS FRONT GARDEN WITH DRIVEWAY
- EPC = D

**Offers In Excess Of
£450,000**

Shipston-on-Stour

The market town of Shipston on Stour, located in South Warwickshire, is an excellent choice for those who want to have easy access to a variety of amenities. The town has a rich history as an important sheep market town and is also known as 'Sheep-wash-Town'. It has flourished over the years as a thriving working town and boasts a range of facilities, including a number of independent shops, pubs, restaurants, and community-led services. The town has a primary and a secondary school, a medical centre, two dentists, a town hall, a scout hut, and many other amenities, including a variety of sports clubs. The town also hosts several events throughout the year, such as the Shipston Wool Fair, craft markets, Shipston Proms, and Victorian Evening. The main centres for the area are Stratford upon Avon (11 miles), Banbury (14 miles), Warwick (17 miles), and Leamington Spa (18 miles). A mainline rail service to Oxford/London is available from the Cotswold town of Moreton in Marsh (7 miles).

Additional Information

Tenure: We understand that the property is for sale Freehold.

Local Authority: Stratford-On-Avon District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band G.

EPC Rating: D

Agents Note

(i) The property is being offered to the market with No Onward Chain.

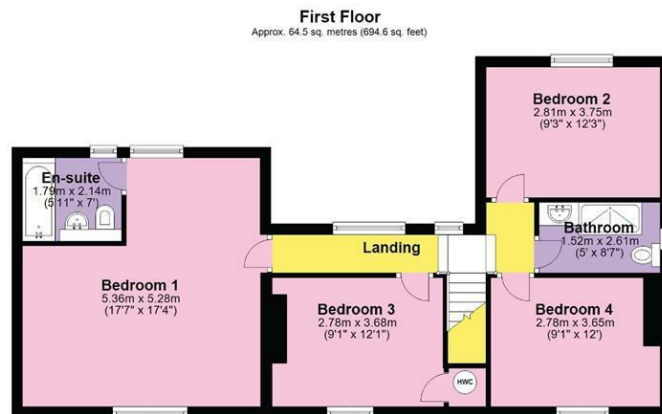
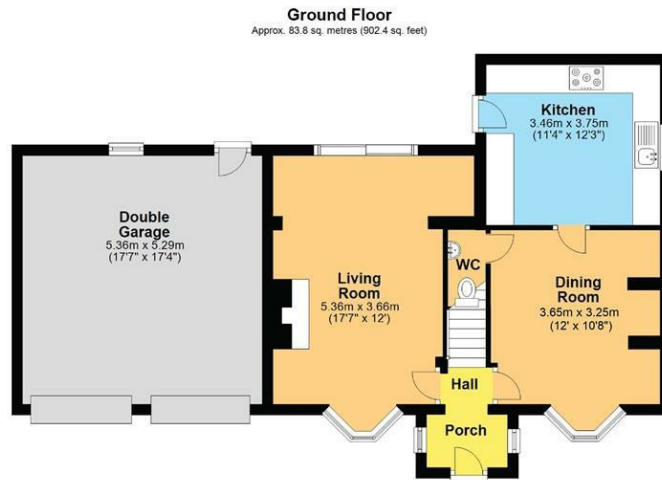
(ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.







Floorplan



Total area: approx. 148.4 sq. metres (1597.1 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



EPC Rating - D

Tenure - Freehold

Council Tax Band - G

Local Authority
Stratford-On-Avon District Council

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
LAND

NEW
HOMES

BLOCK
MANAGEMENT

RURAL



DISCLAIMER

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