



Bailey Road, Shipston-On-Stour, CV36 4RW

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

A modern and beautifully presented three bedroom family home delightfully positioned on a popular and sought after development. The property was completed in 2020, so still has the remainder of the NHBC Warranty, is fully UPVC double glazed and has gas central heating.

The property enjoys spacious accommodation and briefly comprises of: entrance hallway with ground floor WC, cloakroom storage and stairs rising to the first floor. The ground floor includes a well-proportioned dual-aspect living room, a stunning kitchen / diner with access into the garden. The kitchen is fitted with an extensive range of modern wall and base units and integrated appliances.

On the first floor, there are three spacious bedrooms and an immaculate bathroom. The second bedroom has dual-aspect windows and built-in wardrobes, and the primary bedroom includes an en-suite shower room and built-in wardrobes.

Outside to the rear, the garden is enclosed on all sides mainly laid to lawn, with patio area, rear decking area, side gate leading to the driveway and access into the single garage which includes power and lighting.





## Key Features

- Walking Distance of Town Centre & Amenities
- Walking Distance of Local Primary & Secondary School
- Dual Aspect Living Room
- Kitchen Dining Room with Door onto Garden
- Downstairs WC
- Main Bedroom with En-Suite Shower Room
- Single Garage with Access from Garden
- Driveway for Several Vehicles
- Countryside Walks on the Doorstep
- 10 Minutes Drive to Mainline Railway Oxford/London

**Guide Price**  
**£420,000**

### 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.

Charges: Estate service charge applies, currently £337.85 per annum.

Local Authority: Stratford-On-Avon District Council

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

EPC Rating: B

### Agents Note

(i) 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.

(ii) Floorplans 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.







# Floorplan

## Ground Floor

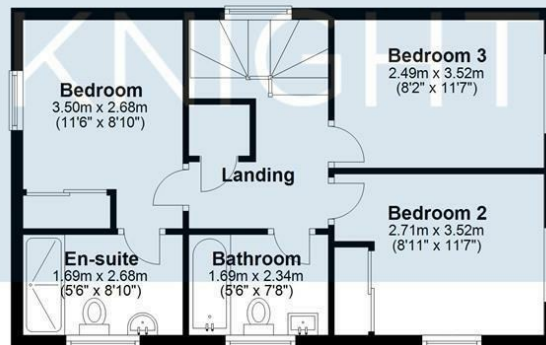
Approx. 65.2 sq. metres (702.1 sq. feet)



(Not Shown In Actual Location / Orientation)

## First Floor

Approx. 46.3 sq. metres (498.0 sq. feet)



Total area: approx. 111.5 sq. metres (1200.0 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.  
Plan produced using PlanUp.



EPC Rating - B

Tenure - Freehold

Council Tax Band - D

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](http://sheldonbosleyknight.co.uk)



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DISCLAIMER

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