



Symons Way, Shipston-On-Stour, CV36 4FX

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

A well presented 3 bedroom semi detached house, built by Cala Homes in 2018, benefiting from the remainder of its NHBC warranty situated on the edge of the town with a garage and driveway.

As you enter the property, you'll find yourself in the entrance hall with Amtico flooring. The hallway leads to a WC and two convenient storage cupboards. There is a spacious sitting room and an open-plan kitchen/dining room at the back of the house. The Amtico flooring continues into the kitchen/dining room, which features a window and large patio doors that let in plenty of natural light. The kitchen is well-equipped with a good range of units and built-in Bosch appliances, including a fridge/freezer, dishwasher, washing machine, and electric oven with gas hob.

Upstairs, the main bedroom has a dressing area with fitted wardrobes and an ensuite shower room. There is a second double bedroom, a family bathroom with a shower over the bath, and a third bedroom that is currently being used as a study.

The property also boasts a Westerly garden with a patio area, astro turf lawn, and borders. There is a side gate that leads to the driveway and single garage.

The property has gas fired central heating and UPVC double glazed units throughout.





## Key Features

- Built in 2018 by Cala Homes
- Garage and Driveway
- Edge of Town Location
- 10 mins Drive of Mainline Rail to Oxford/London
- Nursery, Primary & Secondary Schools within the town
- Play Park Nearby
- Safe Pathways to Cycle or Walk into Town Centre
- Easy Reach of Cotswolds
- 6 Years of NHBC Warranty Remaining
- Open Plan Kitchen/ Dining Room

**Price Guide**  
**£350,000**

### 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 C

EPC Rating: B

There is an estate maintenance charge payable to Remus Mngement for the communal areas which is currently £29.52 per calendar month.

Mains water, drainage, gas and electric are connected to the property.

Interested parties are advised to make their own enquiries and investigations before finalising their offer to purchase.

### Agents Notes

(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.



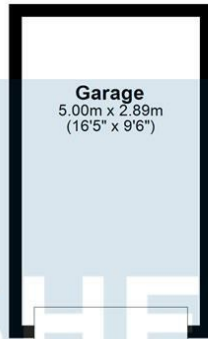




# Floorplan

## Ground Floor

Approx. 58.1 sq. metres (625.9 sq. feet)



## First Floor

Approx. 43.7 sq. metres (470.7 sq. feet)



Total area: approx. 101.9 sq. metres (1096.6 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

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Local Authority  
Stratford Upon Avon District

# 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)



SALES

LETTINGS

PLANNING &  
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COMMERCIAL

STRATEGIC  
LAND

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BLOCK  
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RURAL



DISCLAIMER

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