



Stourton, Shipston-On-Stour, CV36 5HG

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

A rare opportunity to purchase a charming, detached bungalow. The property is situated in an elevated plot with stunning views over this quaint village and the countryside beyond. It features a beautiful garden that backs onto fields. The property offers significant potential for modernisation and extension, subject to obtaining the appropriate planning consents.

Upon stepping inside, you will find an entrance hall, a kitchen with an electric hob and oven, a utility room with a door leading to the garden, and a sitting/dining room with dual aspects enjoying views over the garden through large patio doors on one side and overlooking the pretty village on the other side. There are 4 other rooms which can be used as required. The main bedroom has fitted wardrobes, and one room is currently used as a snug as it enjoys views over the garden. There is a wet room with a shower and an additional WC at the end of the hall.

Outside, to the rear, there is a lovely private garden with a large lawn, patio areas, and plenty of well-stocked borders. The garden backs onto open countryside, giving a lovely open feeling of space. There is a detached single garage and a wooden shed. To the front, there is a lawned garden and a driveway offering ample parking.

The property has oil-fired central heating and is double-glazed throughout.





Key Features

- Detached bungalow
- Beautiful elevated village location
- Countryside views
- Generous mature gardens
- Single garage & large driveway
- Scope to extend and improve subject to planning consents
- Adaptable living space
- Active village community with pub & village hall
- Backing onto open countryside
- Cotswold Area of Outstanding Natural Beauty

Price Guide
£550,000

Stourton

Situated at the head of the Stour Valley in the lovely rolling South Warwickshire countryside, near to the North Oxfordshire border, in the Cotswold Area of Outstanding Natural Beauty. This charming and desirable small village closely adjoins Cherington which contains The Cherington a lovely pub which is open after refurbishment in May 2024 offering a varied local menu and beautiful pub garden, There is an active village hall offering a monthly farmers market and a hub for various classes and clubs to meet. There are a wide variety of period stone houses and cottages with a thriving local community. Local shops and schools are nearby in Shipston-on-Stour (5 miles away) with Banbury is 12 miles, Chipping Norton 9 miles, Stratford-upon-Avon 17 miles and Warwick 22 miles. There are junctions with the M40 at Banbury and Warwick and a mainline rail service to London from either Moreton-in-Marsh or Banbury.

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 E

EPC Rating: D

Mains water, drainage, and electric are connected to the property. There is no mains gas in the village.

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.

(iii) The property is being sold with no onward chain.

(iiii) The property is within the Cotswolds area of outstanding beauty (AONB)

(v) It is understood that the neighbouring bungalow has access over part of the driveway.

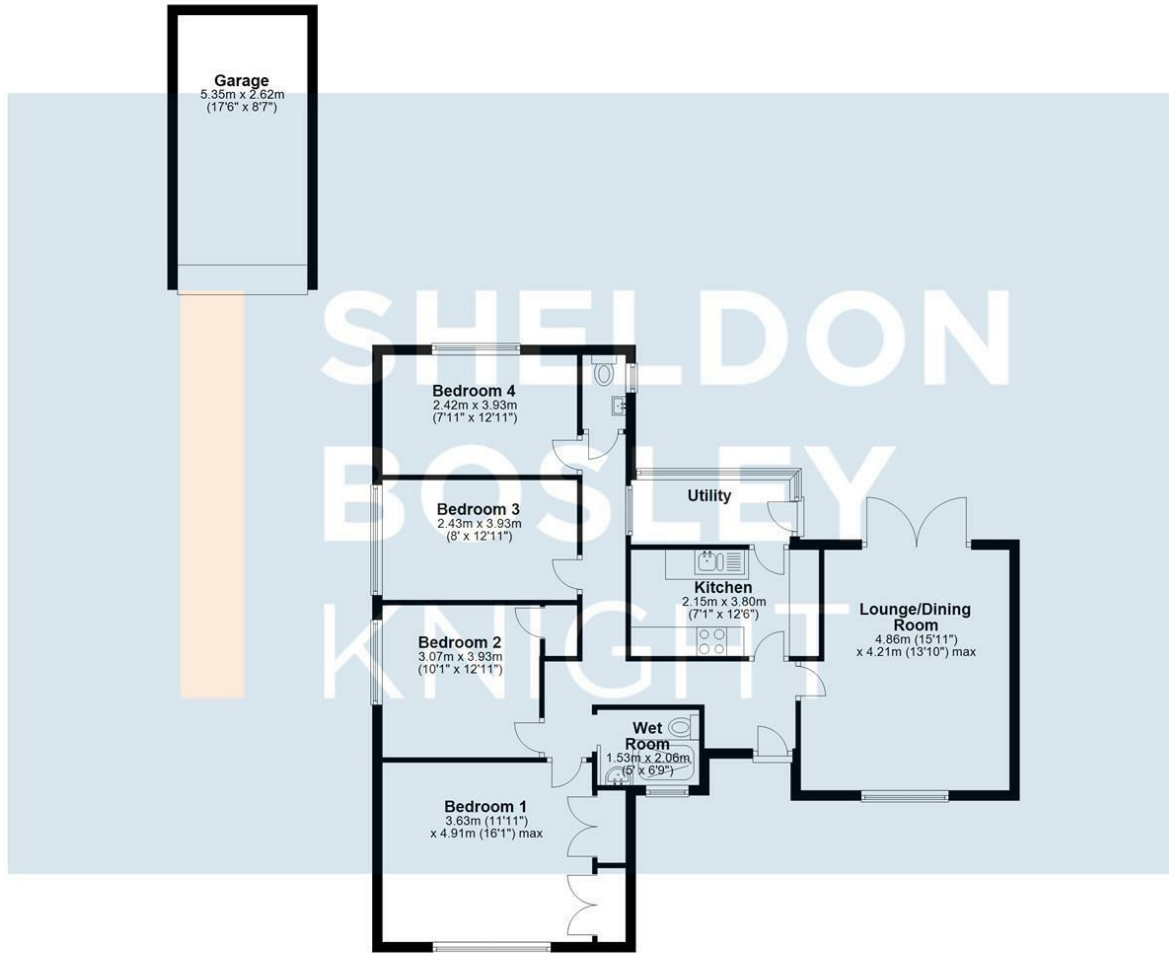






Floorplan

Ground Floor
Approx. 112.6 sq. metres (1211.7 sq. feet)



Total area: approx. 112.6 sq. metres (1211.7 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.



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We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

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
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