



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

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

A spacious and beautifully presented 4-bedroom detached house located at the end of a private drive on the edge of a popular development. The property has countryside views and was built in 2018 by Cala Homes. It sits on an elevated plot with a large driveway, a tandem garage, and a private rear garden that captures the sun all afternoon.

As you enter through the front door, you will find a large entrance hall with Amtico flooring. There are double doors leading to a large sitting room with a bay window and patio doors. The kitchen dining room is light and spacious with built-in Bosch appliances, including a fridge freezer, dishwasher, electric oven, microwave oven, and gas hob. Double doors open onto the covered heated patio area, perfect for dining year-round. Additionally, there is a further reception room that is currently used as a study but can be utilised as a second sitting/snug room or dining room. There is also a utility room, an understairs cupboard, and a WC.

Upstairs, the main bedroom has a dual aspect, large built-in wardrobes, and an ensuite with a bath and shower, a heated towel rail, and built-in storage. The second bedroom also has built-in wardrobes and an ensuite with a large shower. There are 2 further double bedrooms that enjoy views over the fields beyond and a family bathroom. The landing gives ladder access to the fully boarded and double-insulated loft, which provides plenty of storage space.

Outside, the covered patio is accessed from both the kitchen and main sitting room, making it a perfect dining space to use all year with the built-in overhead heaters. There is an astroturf lawn, a raised decked area with a garden bar, and a side garden gate. The garage is a tandem garage and has a handy loft space above, fully insulated with electric heaters and an electric roll door to maximize space. The driveway extends in front of the garage to the front of the house, providing ample parking for 6 plus cars.





Key Features

- Beautifully presented
- 4 Double bedrooms
- 3 Bath/shower rooms & WC
- Covered & heated outdoor dining area & private walled garden
- Tandem garage and large driveway
- Extra reception room ideal as dining room, snug or study
- Elevated position enjoying views
- Kitchen dining room with Bosch appliances & Amtico flooring
- 10 mins drive to Moreton in Marsh for rail to Oxford/London
- Nursery, primary & secondary schools in the town

Price Guide
£625,000

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.

There is an estate service charge for the upkeep of communal areas payable to Remus Management which is currently £380 per annum.

Local Authority: Stratford-On-Avon District Council

Council Tax Band: F

EPC Rating: B

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.

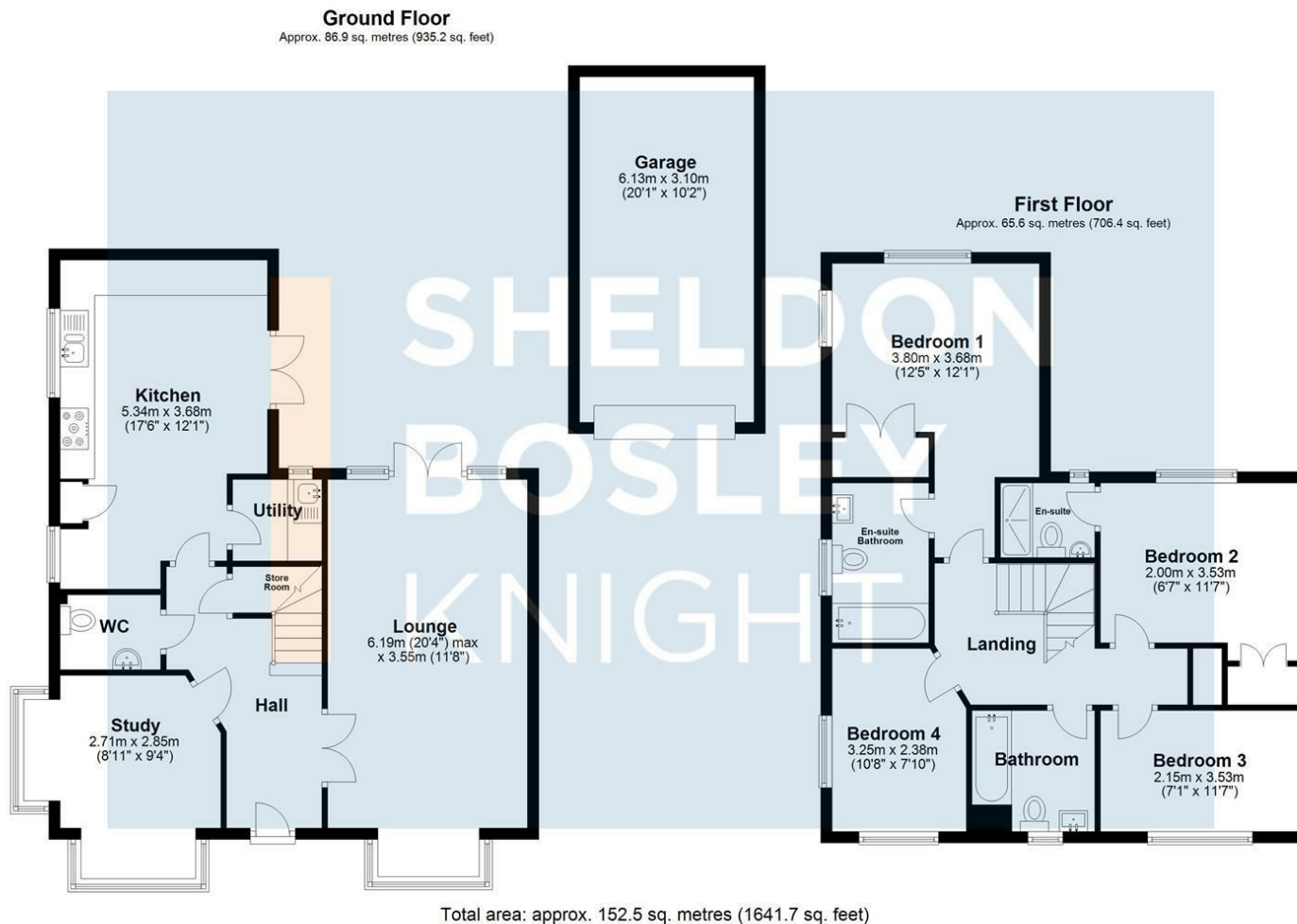
(ii) Floorplans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.







Floorplan



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 - F

Local Authority
Stratford on Avon District

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
LAND

NEW
HOMES

BLOCK
MANAGEMENT

RURAL



DISCLAIMER

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