



Sheep Street, Shipston-On-Stour, CV36 4AE

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

A charming and characterful two bedroom, period town cottage with a pretty courtyard garden, off street parking and an external home office. The cottage is a just few minutes walk from the town centre and amenities.

Converted from a barn in approximately 1990 to it's current state the cottage tastefully retains much of it's original features. Approached via an oak front door, opening to the entrance hall with turning staircase rising to the first floor. A useful under stairs storage cupboard, windows to the front, the ground floor cloakroom with a low flush WC, wash hand basin and wall-mounted Worcester Bosch gas fired Combi boiler, which was installed in 2021.

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).





Key Features

- CHARACTERFUL TWO BEDROOM COTTAGE SITUATED IN PRIME TOWN LOCATION
- SPACIOUS RECEPTION ROOM
- KITCHEN / BREAKFAST ROOM
- DOWNSTAIRS WC
- TWO DOUBLE BEDROOMS
- BATHROOM
- LOW MAINTENANCE COURTYARD GARDEN
- OFF ROAD PARKING
- OUTSIDE OFFICE / WORKSHOP
- EPC = D

Price
£335,000

KITCHEN / BREAKFAST ROOM/DINER

Kitchen area having two windows to front, exposed ceiling timbers. Containing a range of mid-level base and wall cupboards and draw units with flush fitting Beech work surfaces with space and plumbing for dishwasher. Fitted oven, Laminate flooring, gas hob and under fit hood cover, tiled splashbacks and display shelving to wall cupboards. Chimney breast feature to the dining area exposed ceiling timbers recessed above.

LOUNGE

with window to the front and two glazed French doors leading onto a terrace. Attractive open fireplace with stone surround and half polished timber handles display shelving to either side enclosed shelving and cupboards area in-built. Solid permanent oak flooring bonded to concrete. Fine exposed ceiling timbers and dimmer control light switch for wall lighting.

ON THE FIRST FLOOR

a turning staircase from the entrance hall to the first floor landing with the window to the front, a roof hatch for loft space and exposed roof timbers.

BEDROOM ONE

Reducing head height with exposed timbers, a dormer window overlooking the patio area at the back of the property. Central heating radiator and in-built wardrobe and storage area above with hanging rails.

BEDROOM TWO

Reducing head height with double aspect with dormer window to Sheep Street and a window to the side of the property at Darlingscote Road. Two radiators, fine exposed roof timbers and cupboard (used as an airing cupboard) storage shelving and spotlights.

BATHROOM

with dormer window to the rear, oak panelled bath with shower over, exposed roof timbers, extractor fan, shaver point and oak timber flooring.

OUTSIDE

The rear terrace accessed from the lounge adjoining the French doors is a paved terrace garden with sitting area. First door leads to a utility room and storage room. – a brick built utility room which houses the washing machine and the tumble dryer. Currently used as a tool storage room. Also off the courtyard there is a small bike shed that is built on to the house and wall which can store two bikes. In the corner of the courtyard there is a third door which leads to a fully heated:

OFFICE / WORKSHOP

Centrally heated from the house, laminate flooring and carpet. Fully plastered and currently used as an office with an attractive wooden wall. This building had full planning permission granted in 2015 (15/01255/FUL). Full electricity and it's own fuse box.

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: D

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.



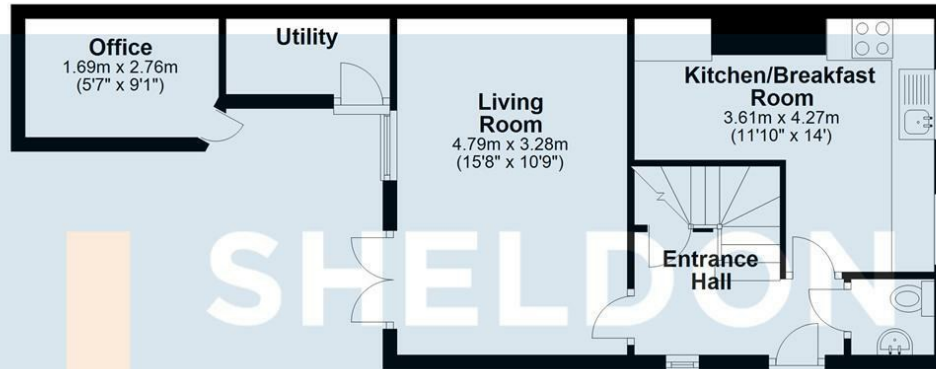




Floorplan

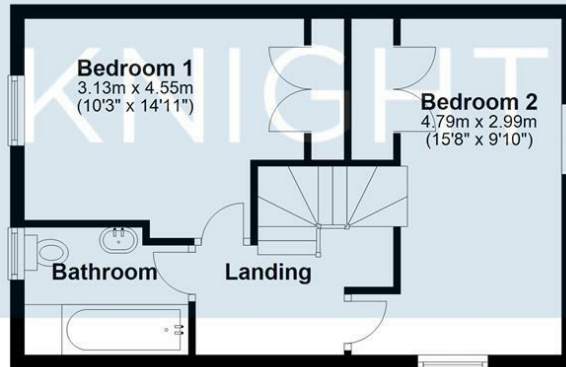
Ground Floor

Approx. 43.9 sq. metres (472.4 sq. feet)



First Floor

Approx. 36.6 sq. metres (393.8 sq. feet)



Total area: approx. 80.5 sq. metres (866.2 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
LAND

NEW
HOMES

BLOCK
MANAGEMENT

RURAL



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