



Telegraph Street, Shipston-On-Stour, CV36 4DA

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

A stylish & characterful 2 bedroom cottage, centrally located within the town with the benefit of its own driveway, courtyard garden and annexe.

The front door opens onto the charming sitting room with exposed brickwork, beams and a reclaimed timber floor which continues into the kitchen diner. The handmade kitchen includes a double Belfast sink, Quooker boiling water tap, Miele fan oven and induction hob, as well as a Miele oven/microwave and a warming drawer. Above the dining area there is a glass roof letting natural light flood in.

Upstairs, the main bedroom has bespoke fitted wardrobes, draws and ample loft space. The second bedroom provides a cupboard that houses the gas-fired combi- boiler for the central heating and hot water, along with ample storage. Between the bedrooms is a modern house bathroom with a shower and heated towel rail.

The back door leads from the kitchen to the rear path, which has a secluded paved courtyard at the end and a useful storage shed. A gate leads to the driveway and annexe. To the front of the annexe is a small patio, ideal to capture the last of the evening sun. Inside there is a compact kitchen with built-in fridge, Miele electric oven, ceramic hob and extractor hood. There is a bedroom /living area and a shower room with heated towel rail. There is wooden flooring throughout and loft space above.

Should you choose to rent the annexe out, it would attract monthly rental income in the region of £500pcm. Alternatively, the annexe can provide additional family space or an office.

The property is fitted with CCTV and a burglar alarm





## Key Features

- A stylishly designed cottage with exposed beams, brickwork & reclaimed floorboards
- Bespoke handmade kitchen with Quooker tap & Miele appliances
- Atrium style roof over the dining area
- Built in wardrobes and draws in the main bedroom
- Driveway providing parking for 2 cars
- Annexe with potential to let for £500pcm
- Secluded paved courtyard garden
- High spec fixtures and fittings throughout
- 1 Minute walk to all the towns amenities
- Mainline rail to Oxford/London 10 mins drive away

**Price Guide**  
**£335,000**

### 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: B

EPC Rating: C

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.

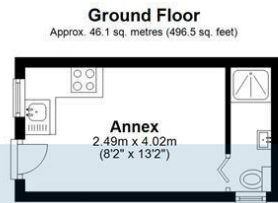
(iii) There is a historic right of way at the bottom of the garden to the rear gate for 1 neighbour to put bins out.







# Floorplan



Total area: approx. 73.6 sq. metres (791.7 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](http://sheldonbosleyknight.co.uk)



SALES

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