



Caudlewell Drive, Shipston-On-Stour, CV36 4NT

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

This spacious and light 4 double bedroom detached house is located at the end of a small cul-de-sac and enjoys elevated views over the countryside and the River Stour. Conveniently located within a short, level walk from the town centre, schools, shops, and country walks, making it ideal for those seeking a quiet location with easy access to amenities.

The standout feature of this beautiful home is the stunning kitchen/dining/family room located at the rear of the house. This area takes full advantage of the outstanding views, thanks to the bi-fold and patio doors that allow ample natural light to flood in and provide access to the full-width raised balcony terrace. The kitchen is equipped with soft-close units, an integrated full-length fridge, dishwasher, five-ring gas hob with an extractor hood, and an eye-level double oven.

Adjacent to the kitchen is a utility room that conveniently connects internally to the single garage. The sitting room features a bay window at the front and a gas log burner, creating a cosy atmosphere. From the hallway, there is access to a useful storage cupboard and a downstairs WC.

On the first floor, you will find four spacious double bedrooms. The principal suite includes fitted wardrobes, an en-suite shower room, and double doors that open to the balcony, offering far-reaching views. Bedroom two also features a fitted wardrobe. The main bathroom includes an enclosed shower cubicle as well as a separate bath with a mixer tap and shower attachment.

Outside, the front of the property boasts a paved driveway with parking space for two vehicles. The rear garden, which can be accessed from the side of the house and via steps leading down from the raised balcony terrace, is mainly laid to lawn and features flower and shrub borders, as well as two timber-built garden sheds.







## Key Features

- Impressive Countryside Views
- Raised Balcony Terrace off Kitchen Area
- Main Bedroom with Balcony & En-Suite
- 3 Further Double Bedrooms
- Hive Heating Controls
- Lovely Gardens
- Integral Garage and Parking
- Utility Room & WC
- Countryside Walks from the Doorstop
- Short Level Walk to Town Centre

**Price Guide**  
**£600,000**



### 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: The property is for sale Freehold.

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.

The property is connected to High speed fibre board-band.

Service Charge- There is a service charge of £580 per annum which covers maintenance of the private road and gardening of communal areas etc.

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



Approximate Gross Internal Area = 154 sq m / 1658 sq ft  
(Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2020 (ID614020)



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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)



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