



**Costard Avenue, Shipston-On-Stour, CV36 4HW**

**SHELDON  
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KNIGHT**

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# Property Description

This spacious four-bedroom detached property is conveniently located within a short walk of the town centre amenities and schools. It features a private rear garden, a garage, and a driveway.

As you step inside, you will find a convenient WC off the hallway, leading into a good-sized sitting room with a large bay window. From the sitting room, a door leads to the dining room, which has patio doors opening to the garden. The bright and spacious kitchen breakfast room is equipped with ample fitted units and a large window that overlooks the garden, allowing plenty of natural light in. There is also a door from the kitchen leading to a utility/store room, which has plumbing for a washing machine and an additional door to the garden. Internal access to the single garage is also available from this room.

Upstairs, a light and spacious landing leads to four bedrooms and a family bathroom, which includes a shower over the bath. The landing also provides access to the loft, which is a large, partially boarded space.

Outside, the rear garden is walled to one side and features both a patio and lawn area, with mature borders. At the front of the property, there is a further lawn, a driveway providing off-road parking, and a garage with an up-and-over door. The property benefits from gas central heating and solar panels.





## Key Features

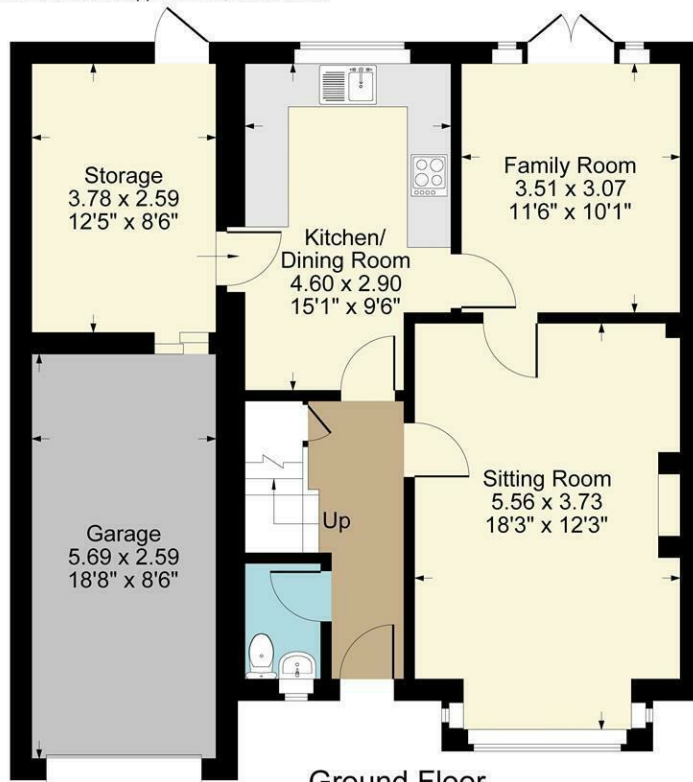
- 4 Bedroom Detached Family Home
- Sitting Room with Bay Window
- Dining Room with Patio Doors to the Garden
- Kitchen Breakfast Room
- Utility/Store Room
- Downstairs WC
- Garage and Driveway
- Private Rear Garden - Solar Panels
- Short Walk to Town Centre and Schools
- 10 Mins Drive to Mainline Rail to Oxford London

**Guide Price**  
**£460,000**

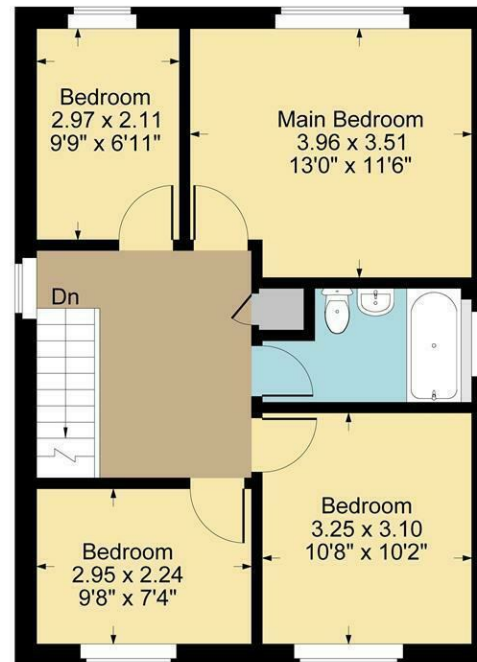


Approximate Gross Internal Area  
 Ground Floor = 66.04 sq m / 711 sq ft  
 First Floor = 53.01 sq m / 571 sq ft  
 Garage = 14.73 sq m / 159 sq ft  
 Total Area = 133.78 sq m / 1441 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.

2 Costard Avenue, Shipston-on-Stour



Ground Floor



First Floor



EPC Rating - C

Tenure - Freehold

Council Tax Band - E

Local Authority  
 Stratford on Avon



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