



SHIPSTON ON STOUR

COLEBROOK
SECCOMBES

PROPERTY · SALES · LETTINGS · MANAGEMENT

**39 SHEEP STREET
SHIPSTON ON STOUR
WARWICKSHIRE
CV36 4AE**

6 miles from Moreton in Marsh
11 miles from Stratford upon Avon
15 miles from Warwick and Banbury

**A COMPLETELY REFURBISHED &
MODERNISED TWO BEDROOM
PERIOD COTTAGE POSITIONED IN
THE TOWN CENTRE WITH SOUTH
FACING COURTYARD GARDEN**

- Entrance Hall
- Living Room
- Kitchen
- Two bedrooms
- Shower Room
- Courtyard Garden
- EPC Rating D

**VIEWING STRICTLY BY APPOINTMENT
01926 640 498
sales@colebrookseccombes.co.uk**



Shipston-on-Stour is an attractive former market town situated in South Warwickshire. The town is a busy local centre with good shopping, primary and secondary schooling, recreational facilities and restaurants serving its own population and a number of surrounding villages. The Cotswold Hills are a short distance away, offering a wide range of outdoor pursuits and activities. There are mainline stations at Moreton-in-Marsh and Banbury with train services to Oxford and London and Birmingham.

Hawthorn Way lies to the South of the town centre and forms part of a modern development to the west of the A3400 London Road and within a level walk of the town centre and facilities.

39 Sheep Street is located at the top of Sheep Street on the corner with Darlingscote Road and has recently undergone complete refurbishment throughout. A fully fitted kitchen includes kitchen appliances and replacement shower room has a large walk-in shower with glazed shower screen.

The sympathetic works have retained features including exposed stone work to some window openings and feature timbers to the doorways. The property has been completed with flooring throughout and is finished to an excellent standard and enjoys an enclosed South facing courtyard garden to the rear.

GROUND FLOOR

Entrance Hall with walk-in coats cupboard fitted with electric light. **Living Room** 6.31m x 3.62m (20'8"x11'10") double aspect to front and side of the property, ornamental fireplace with surround and wood effect flooring. **Kitchen** 2.59m x 2.70m (8'6"x8'10") with a range of matching kitchen units under wood effect worktop to three walls. Inset stainless steel single bowl single drainer sink with mixer tap, inset four ring electric hob with built-in single electric oven under and extractor over. Range of built-in drawers and cupboards, built-in fridge with separate freezer under, range of matching wall cupboards over, under stairs storage space with integrated slimline dishwasher and single worktop with washing machine under. Part glazed door and window to rear garden.

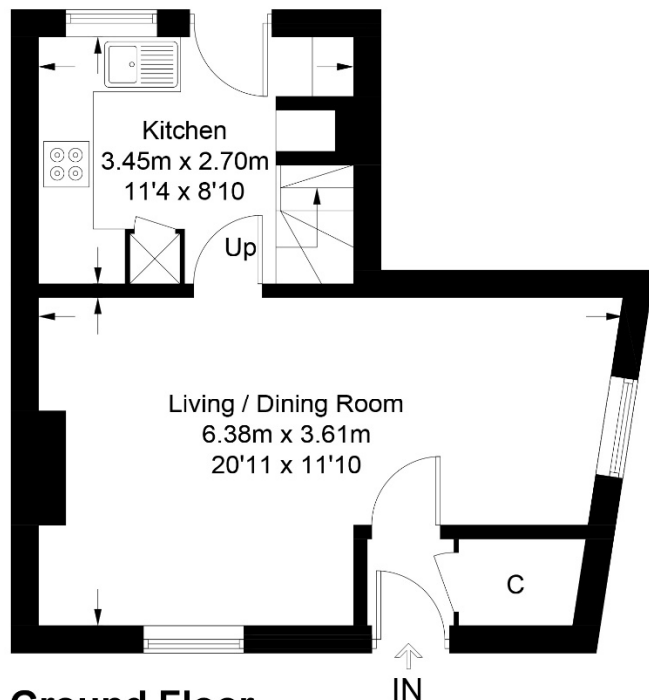
FIRST FLOOR

Landing with access to loft space. **Bedroom One** 3.24m x 3.61m (10'6"x11'8") outlook to the front of the property and built-in cupboard with hot water cylinder. **Bedroom Two** 3.67m x 2.57m (12'x8'5") outlook to the side of the property. **Shower Room** walk-in shower with glazed shower screen and double head shower unit, wall-mounted wash hand basin with storage under, close coupled WC, window to rear, wood effect flooring and towel radiator.

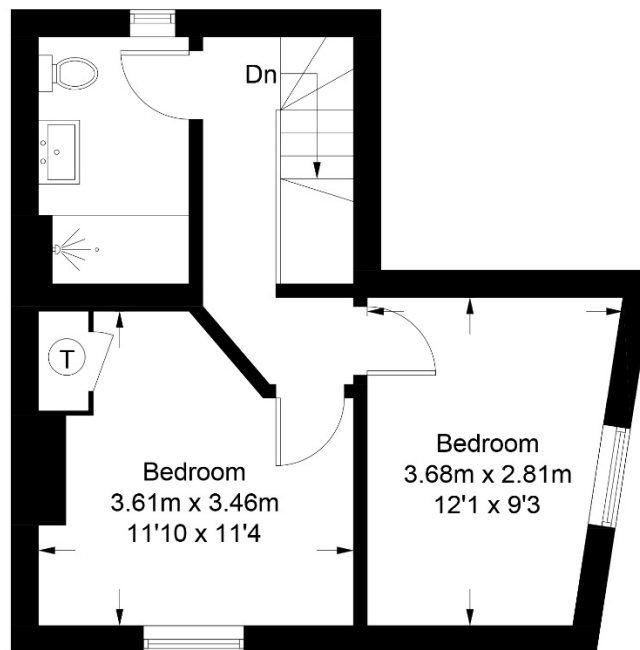
OUTSIDE

To the rear of the property an enclosed courtyard garden is laid to paving with outside light and shed.





Ground Floor
32.1 sq m / 345 sq ft



First Floor
31.9 sq m / 343 sq ft

Approximate Gross Internal Area = 64.0 sq m / 688 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1177486)

IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, floor plans, site plans, measurements or distances we have referred to are given as a guide only and are not precise.

GENERAL INFORMATION

Tenure

Freehold with Vacant Possession.

Services

Mains water, drainage and electricity are connected to the property. Ofcom Broadband availability: Ultrafast. Ofcom Outdoor Mobile coverage Likely: 3, EE, O2 & Vodafone.

On street parking with residents permit required.

Council Tax

Payable to Stratford District Council. Listed in Band C

Energy Performance Certificate

Current: 58 Potential: 89 Band: D

Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are excluded.

Material information:

No known property issues including location, planned works on property, complex issues, rights or restrictions on Tenure, rights of way or easements, risk of flood, planning permissions, property adaptations, neighbour issues, vendor overseas, significant events.

Directions

CV36 4AE

From the High Street, walk North-West passing Lloyds Bank into Sheep Street and turn left, proceeding to the end of the street where the property will be found on the left-hand side identified by our For Sale board.

What3 Words

///regulator.curl.unsightly

CS-2276/10.03.2025

2 Banbury Street
Kineton CV35 0JS
01926 640498
sales@colebrookseccombes.co.uk

COLEBROOK
SECCOMBES