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CHARTERED SURVEYORS



SHEPHERDS BARN, SHEEP STREET, SHIPSTON ON STOUR, WARKS

SHEPHERDS BARN SHEEP STREET SHIPSTON ON STOUR CV36 4AE

Situated about 6 miles from Moreton in Marsh, 11 miles from Stratford upon Avon, 15 miles from Warwick (and M40 Junction 15) and Banbury (M40 at Junction 11).

A SPACIOUS AND WELL-PRESENTED TWO BEDROOM HOUSE WITH OFF-ROAD PARKING IN A COURTYARD SETTING SITUATED IN THE TOWN CENTRE.

Entrance Hall, Sitting Room, Dining Room, Kitchen, Utility/Cloakroom, Landing, Two Double Bedrooms, Shower Room. Gas-Fired Central Heating. uPVC Double Glazing. Attractive Enclosed Split-Level Courtyard Garden. Off-Road Parking for One/Two Cars.

Viewing through: Shipston on Stour office
Tel: 01608-663788
email: shipston@seccombes.co.uk

Shipston on Stour is a former market town situated in south Warwickshire. The town is a busy local centre with good shopping, schooling and recreational facilities serving its own population and a number of surrounding villages. The larger centres of Stratford upon Avon, Banbury and Oxford are accessible. The area is serviced by a network of main roads including the A3400 (Oxford to Birmingham) road passing through the town. Junctions 11 and 15 of the M40 motorway are accessible at Banbury and Warwick respectively. There are main line stations at Moreton in Marsh and Banbury with train services south to Oxford and London respectively.

Shepherds Barn is a charming individual house set in the town centre. Fronting on to a quiet courtyard a minute's walk from the High Street, the property offers well-presented and well-proportioned accommodation with a spacious sitting room with French doors to the courtyard garden, separate dining room, kitchen and utility/cloakroom on the ground floor, and with two double bedrooms with built-in wardrobes and a shower room on the first floor.

Outside is an attractive enclosed split-level courtyard garden with off-road parking for one/two cars.

The accommodation briefly comprises;

From the courtyard garden, front door to

Entrance Hall with patterned quarry tiled floor, stairs to first floor, **understairs cupboard**. Door to

Utility/Cloakroom with w.c., wash hand basin, plumbing for washing machine, Worcester gas-fired boiler for central heating and hot water, patterned quarry tiled floor.

Dining Room with archway and steps down into

Sitting Room with fireplace incorporating Living Flame wood effect gas fire with exposed brick surround and chimney breast, two wall light points, double glazed uPVC French doors to courtyard garden.

Kitchen with one and a half bowl and single drainer stainless steel sink unit with fitted cupboards under, fitted base units with work surfaces under, fitted wall units, space for upright fridge/freezer, half-glazed back door to alleyway between Sheep Street and West Street. (NB The Everhot free-standing electric oven is specifically excluded.)



From the entrance hall stairs rise to the first floor **Landing**.

Bedroom One with built-in double and single wardrobes, built-in under-eaves storage cupboards with display shelf over.



Bedroom Two with two double and single built-in wardrobes with fitted cupboards over, dormer window, into eaves.

Shower Room part-tiled with walk-in shower cubicle, w.c. with built-in double cupboard beside and shelf over, wash hand basin with light over, heated towel rail.

GARDEN AND CAR PARKING

Situated to the front and approached from the gravelled **Off-Road Parking Space** for one/two cars is the attractive, enclosed and landscaped split-level **Courtyard Garden** about 38'0"/11.58m wide x 16'0"/4.88m deep with sunken paved patio enclosed in part by low brick walling and approached from the sitting room with steps up to a further part gravelled and part paved garden area with shrub borders and ornamental tree. **Timber garden shed.**



GENERAL INFORMATION

Tenure

The property is offered freehold with vacant possession.

Rights of Way

It is understood there is a pedestrian and vehicular right of access from Sheep Street through the archway to the car parking area and Shepherds Barn beyond.

Council Tax

This is payable to Stratford on Avon District Council. The property is listed in Band C.

Fixtures and Fittings

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

Services

Mains electricity, gas, water and drainage are connected to the property. Worcester gas-fired boiler for central heating and hot water.

Energy Performance Certificate

Current: D (64) Potential: B (82)

Directions

Postcode CV36 4AE

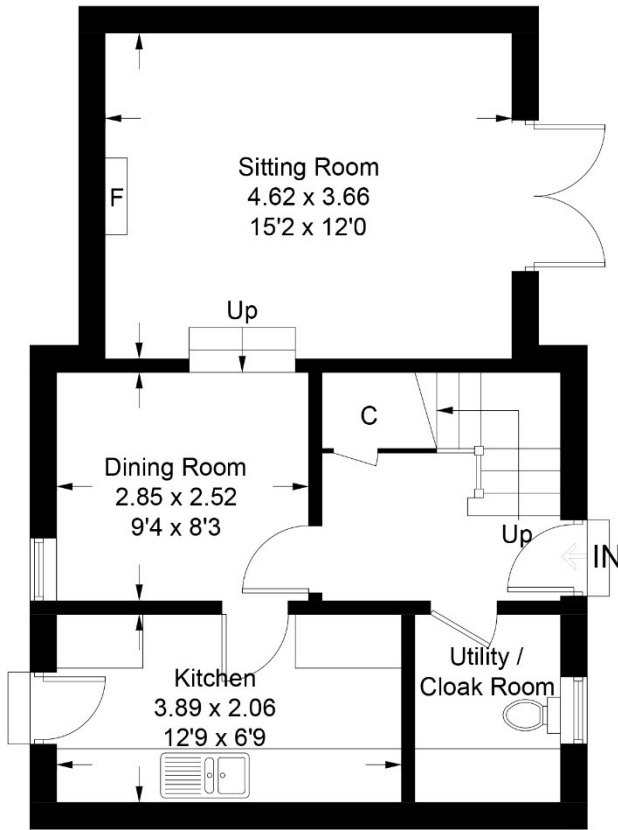
With Sheep Street being a one-way street, in a vehicle from the centre of Shipston on Stour take the B4035 Chipping Campden road (West Street). After about 200 yards turn right into Darlingscote Road, turning first right after about 40 yards into Sheep Street. Proceed down Sheep Street and after about 150 yards turn right through an archway and opposite The Salon hairdressers. On entering the courtyard Shepherds Barn is situated on the right.

On foot from the centre of Shipston on Stour leave the High Street between McColl's (newsagents) and Lloyds Bank, turning almost immediately left into Sheep Street. Proceed up Sheep Street for about 50 yards and turn left through the archway opposite The Salon hairdressers. On entering the courtyard Shepherds Barn is situated on the right.

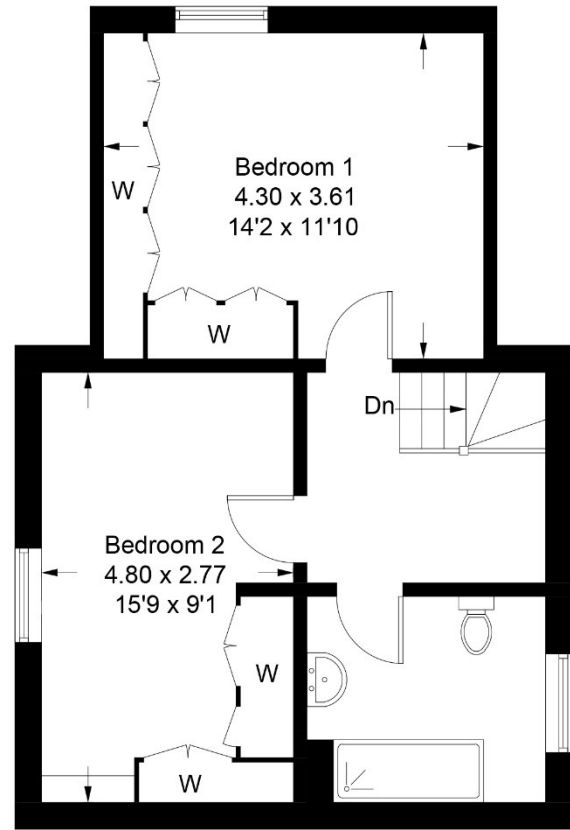
IMPORTANT NOTICE

The attached 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, measurements, or distances we have referred to are given as a guide only and are not precise.

MFF/s2929/F002/16.09.2020



Ground Floor



First Floor

Approximate Gross Internal Area = 913 sq ft / 84.8 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID681870)