



## Batsford Flats, Whatcote, Shipston-On-Stour

Guide Price **£175,000**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Batsford Flats

Whatcote, Shipston-On-Stour

A spacious two-bedroom ground-floor apartment with front and rear gardens in an attractive village setting.

Occupying a desirable position within the sought-after village of Whatcote, this spacious two-bedroom ground floor apartment offers a rare combination of indoor comfort and private outdoor space. With its own front and rear gardens, communal parking just outside the property, and well-balanced accommodation throughout, this home will appeal to first-time buyers, downsizers and investors alike.

The apartment is accessed via a private entrance into a welcoming hallway that leads through to the main living areas. The living room is light and inviting, with a pleasant outlook over the rear garden and direct access to the south-west facing outdoor space.

The kitchen is positioned just off the living area and offers a practical and functional layout, with fitted cabinetry, worktop space, and room for appliances. The apartment also features a large double bedroom with built in wardrobe and a second bedroom. A modern family bathroom serves both bedrooms and is fitted with a bath and overhead shower.





Outside, the property benefits from a private front garden as well as a fully enclosed rear garden with separate access that enjoys a sunny south-westerly aspect. Communal parking is located immediately outside the apartment, adding convenience for residents and visitors. Tucked away in the heart of this attractive village, the property is within easy reach of nearby towns such as Kineton and Shipston-on-Stour, offering local amenities, schools and transport links. This is an excellent opportunity to enjoy village living in a home that offers both comfort and convenience.

Whatcote is a charming and peaceful rural village nestled in the South Warwickshire countryside, a short distance from Shipston-on-Stour and within easy reach of Stratford-upon-Avon and Banbury. The village offers a welcoming sense of community centred around its historic Church of St Peter and the popular Royal Oak pub, renowned for its warm atmosphere and excellent food. Surrounded by rolling farmland and scenic walking routes, Whatcote provides a true taste of country life while remaining close to everyday amenities in nearby towns.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: C

Lease Expiry - 01/04/2122

Ground Rent - £10.00 per year

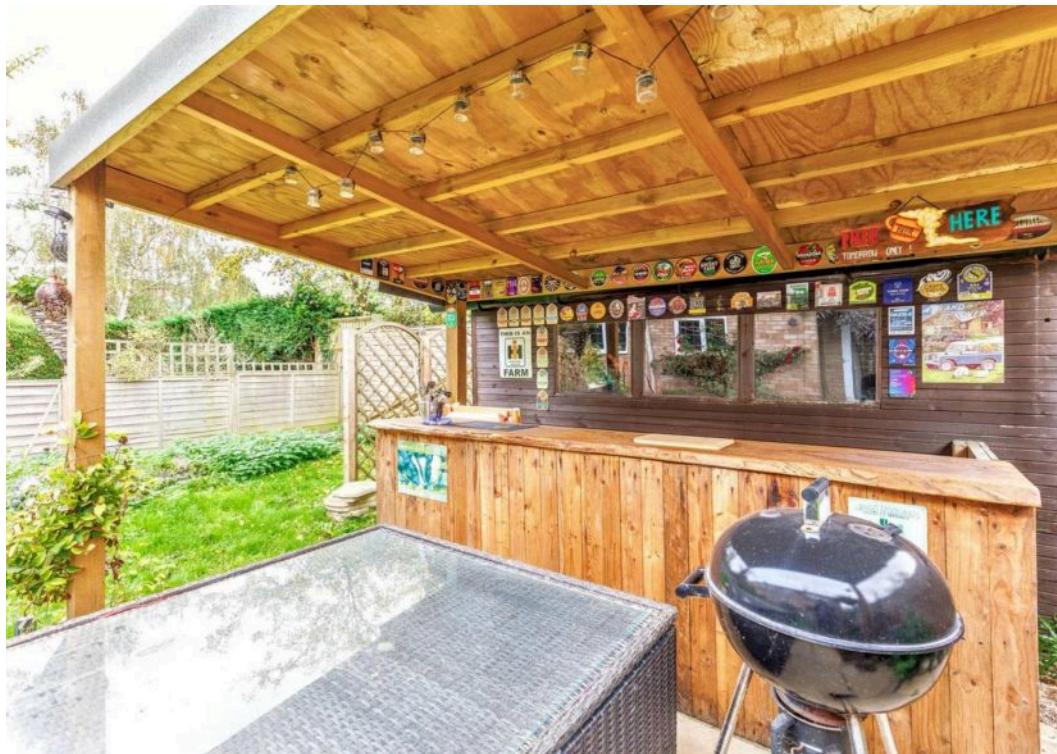
Service Charge - £1,026.58 per year

#### DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

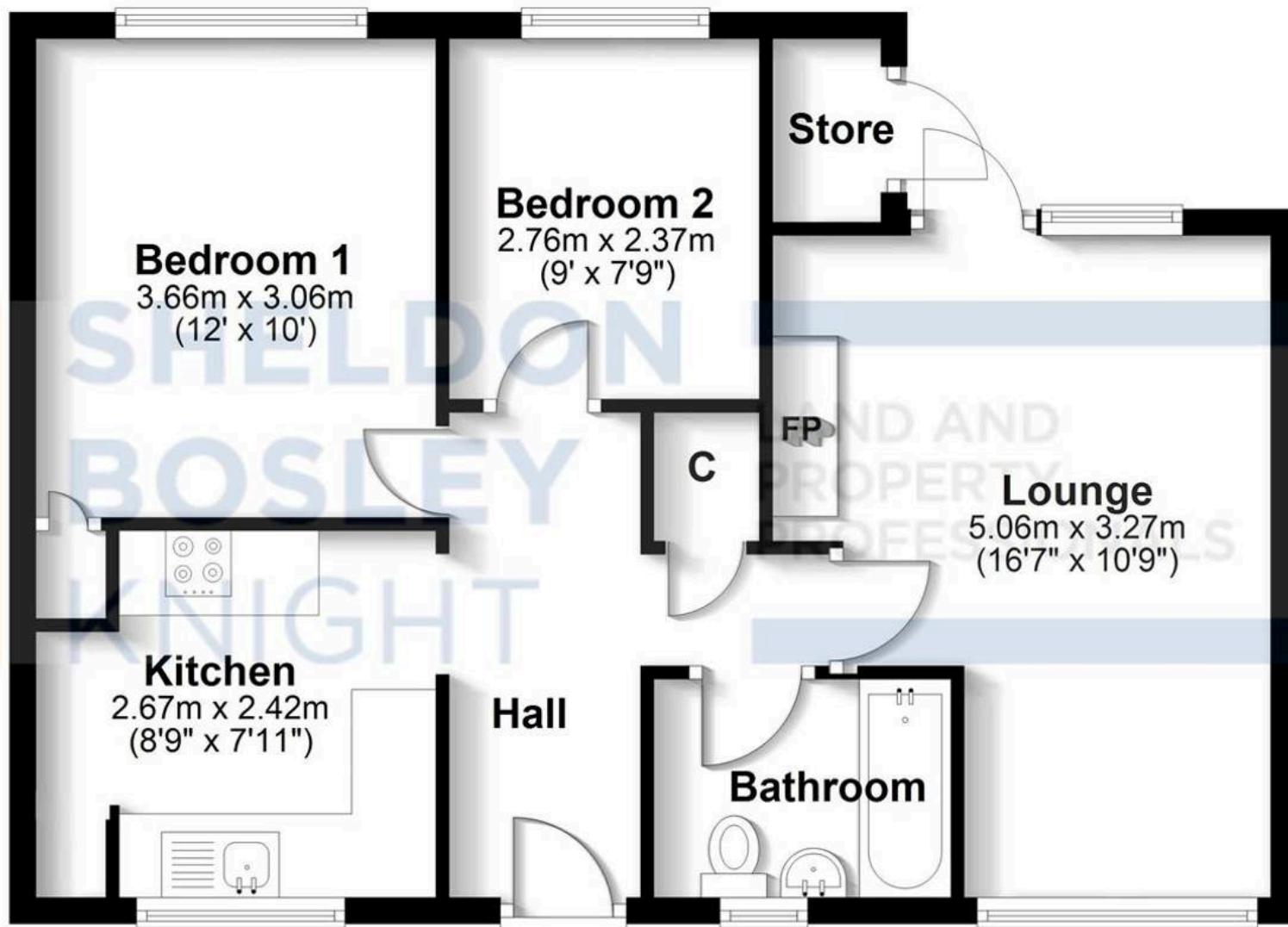
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These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



## Ground Floor

Approx. 56.8 sq. metres (611.7 sq. feet)



Total area: approx. 56.8 sq. metres (611.7 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.  
Plan produced using PlanUp.



## Sheldon Bosley Knight Shipston & Kineton

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