



Brewer Hill, Shipston-On-Stour

Offers Over **£475,000**

**SHELDON
BOSLEY
KNIGHT** LAND AND
PROPERTY
PROFESSIONALS

Brewer Hill

Shipston-On-Stour, Shipston-On-Stour

An impressive four bedroom detached family home offered with no onward chain which is beautifully presented throughout and offering, spacious, well-balanced accommodation in a sought-after location in Shipston-On-Stour, within walking distance to the local amenities the market town has to offer. The current owner has recently carried out a number of cosmetic upgrades, including new flooring in the hallway, enhancing the property's modern and move-in-ready appeal.

Upon entering the property, you are welcomed by a hallway which leads to the downstairs accommodation. The ground floor features a generous sitting room with French doors opening onto the rear garden, along with a separate study/snug room which is perfect for home working. The open plan kitchen/dining room provides a fantastic space for everyday living and entertaining, fitted with a comprehensive range of units and Bosch integrated appliances including double oven, gas hob with extractor, fridge/freezer, and dishwasher. Dual aspect windows create a bright and airy dining area. A separate utility room offers additional storage, space for laundry appliances, and easy access to the side entrance, leading to the off-street parking and garage. The downstairs is completed by understairs storage and a ground floor W/C.





Upstairs, a generous landing leads to four double bedrooms. The spacious principal bedroom benefits from built in wardrobes and a modern en-suite bathroom with walk in shower. The other three double bedrooms are served by a well-appointed family bathroom. There is additional storage on the landing with built in cupboard space.

Externally, the property enjoys a private south-west facing garden which is not overlooked and is complimented by a decked seating area which is ideal for outdoor seating or dining. The property offers off-street parking and a separate single garage with space for racking/storage.

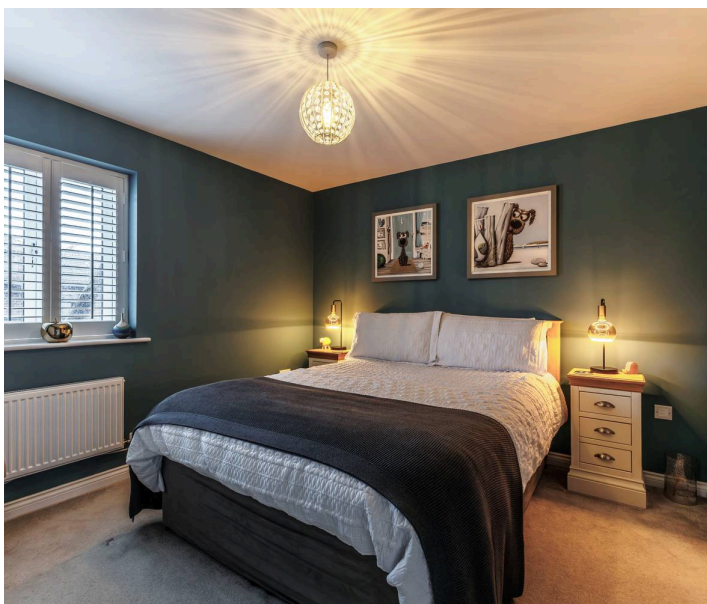
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

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.



DISCLAIMER

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

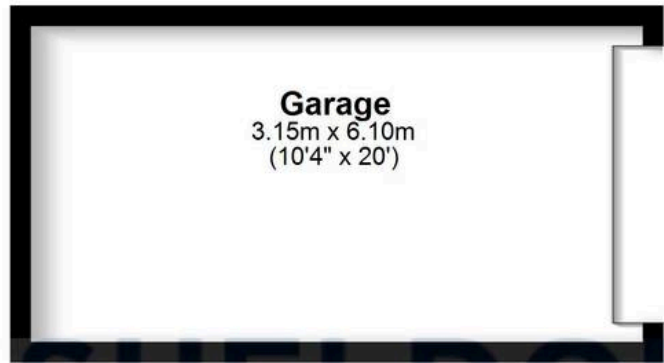
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These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



Ground Floor

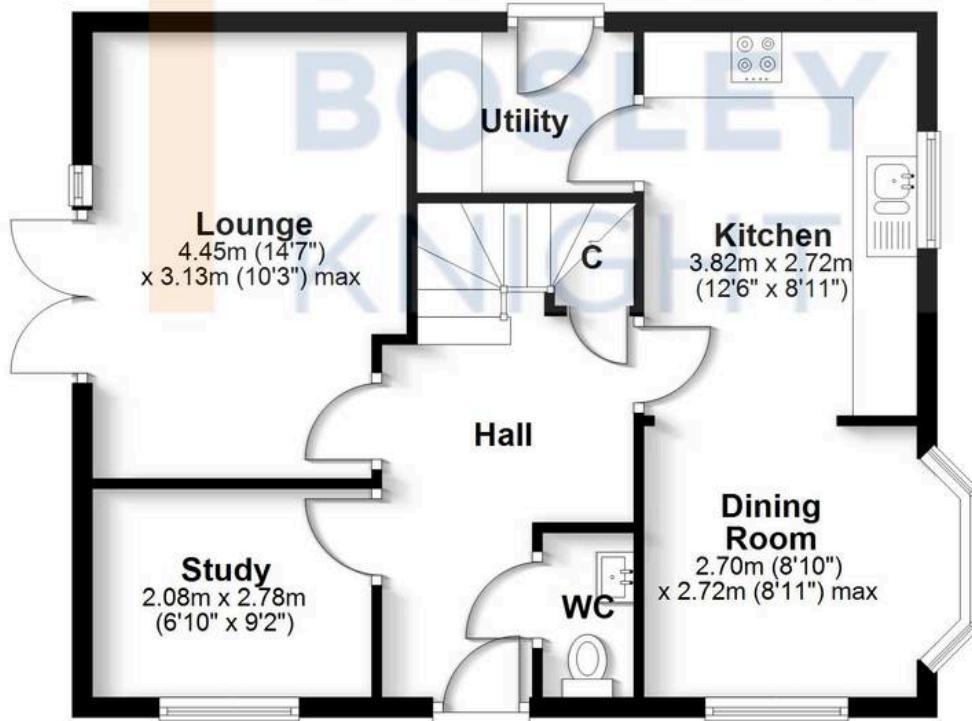
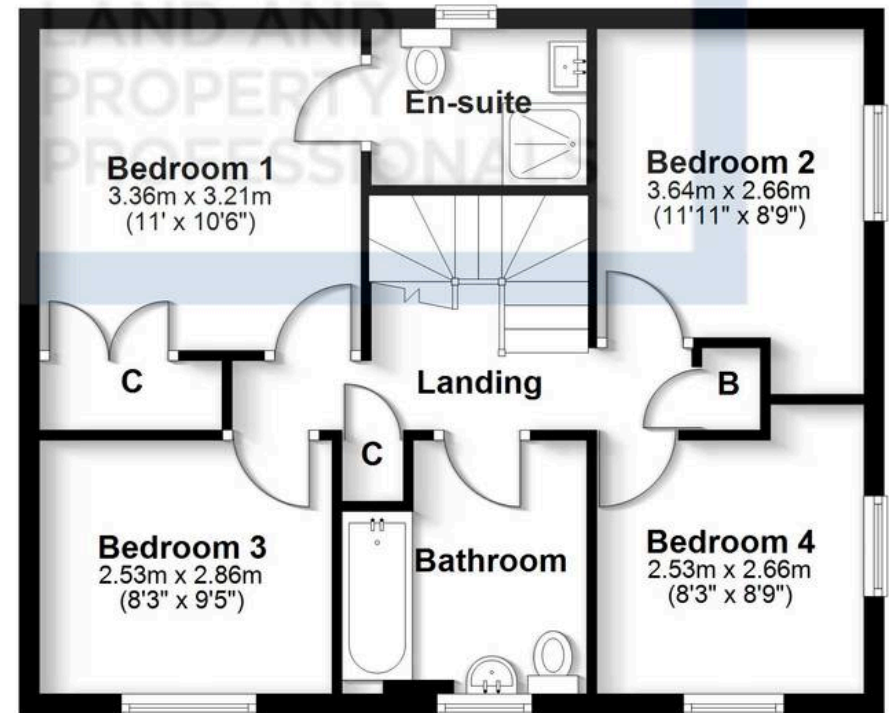
Approx. 73.9 sq. metres (795.1 sq. feet)



Garage
3.15m x 6.10m
(10'4" x 20')

First Floor

Approx. 54.4 sq. metres (585.5 sq. feet)



Total area: approx. 128.3 sq. metres (1380.6 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 & Kington

Sheldon Bosley Knight Ltd, The Corner House Market Place - CV36 4AG

01608 661666

shipstonsales@sheldonbosleyknight.co.uk

www.sheldonbosleyknight.co.uk/

