

Green Lane, Shipston-On-Stour

Guide Price **£575,000**

SHELDON BOSLEY KNIGHT

LAND AND PROPERTY PROFESSIONALS

A well-positioned three-bedroom detached Victorian home, tucked away on a quiet no-through road just a short walk from the centre of the popular market town of Shipston-on-Stour, with its excellent range of shops, schools and local amenities. Offered for sale with no onward chain.

Offering spacious and well-proportioned accommodation throughout, the property presents an exciting opportunity to modernise and further enhance. Subject to the necessary planning permissions, there is scope to extend the house, while the existing outbuildings offer excellent potential for conversion into additional living accommodation, a home office, studio or guest annexe.

The welcoming entrance hall provides access to the principal reception rooms and features useful understairs storage. To the rear of the property, the bright sitting room enjoys a bay window and an attractive fireplace with a wood-burning stove.. A second reception room, also with a bay window, provides a versatile space ideal as a formal dining room, snug or additional sitting room.

The kitchen is fitted with a range of pine base and wall units, granite worktops, a stone floor and a traditional gas-fired two-oven AGA. Beyond the kitchen is a light and airy garden/breakfast room with French doors opening onto the garden, creating an excellent space for everyday living and entertaining.









A separate utility room provides additional storage, a sink, plumbing for a washing machine and houses the gas-fired boiler. A cloakroom with WC and wash basin completes the ground floor. A separate utility room provides additional storage, a sink, plumbing for a washing machine and houses the gas-fired boiler. A cloakroom with WC and wash basin completes the ground floor.

Upstairs, the generous principal bedroom overlooks the garden, while the second bedroom is another spacious double with built-in wardrobes and a dressing area. The third bedroom also benefits from fitted wardrobes, shelving, a dressing area and an airing cupboard housing the hot water cylinder. The family bathroom has a bath with electric shower over, WC and wash hand basin with built-in storage.

Outside, the attractive enclosed rear garden enjoys a sunny south-west facing aspect and is predominantly laid to lawn with mature flower and shrub borders, together with a selection of ornamental trees, creating a private and peaceful setting. To the front, well-stocked flower borders sit behind a low hedge, alongside off-road parking for two vehicles, with further parking potentially available to the side of the house, if required. Positioned to the left hand side of the garden, are two useful brick and timber stores beneath a pitched tiled roof. Adjoining these is a substantial former stable/workshop of timber-frame construction, offering excellent potential for refurbishment or conversion (subject to the necessary consents).

Please note the property is being sold subject to the grant of probate.

Council Tax band: E Tenure: Freehold

EPC Energy Efficiency Rating: D



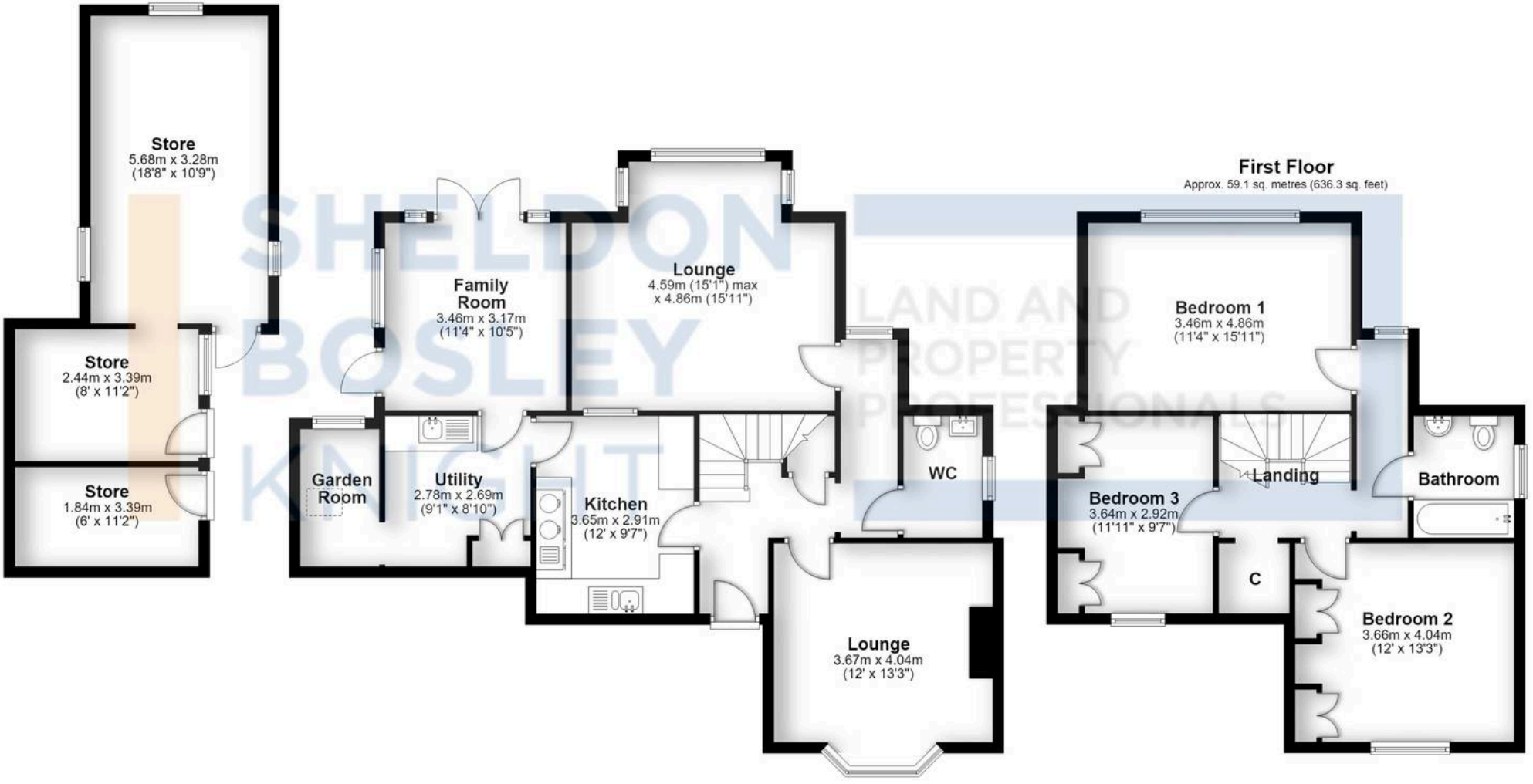






Ground Floor

Approx. 119.2 sq. metres (1283.5 sq. feet)



First Floor

Approx. 59.1 sq. metres (636.3 sq. feet)

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Total area: approx. 178.4 sq. metres (1919.9 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

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

01608 661666

shipstonsales@sheldonbosleyknight.co.uk

www.sheldonbosleyknight.co.uk/

Disclaimer:
All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

Future Development & Planning:
Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.