



## London Road, Shipston-On-Stour

Guide Price **£650,000**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

## London Road, Shipston on Stour

This beautifully presented 1930s detached family house is located on a sought-after tree-lined road, within walking distance of the town centre, being offered for sale with no onward chain. The property features high ceilings and generous proportions both inside and out.

You are welcomed by a light and spacious hallway with oak floors. The large sitting room, complete with a bay window, offers plenty of space for relaxation and leads through double doors to a sizable dining room, which boasts lovely garden views and direct access to the patio, making it perfect for entertaining or family gatherings. The well-appointed kitchen includes ample cupboard space, plumbing for a washing machine, an integral dishwasher, and a large Rangemaster oven. There is a good-sized study with a useful built-in cupboard and a further versatile reception room converted from the garage, which has oak floorboards and is currently used as a gym. A convenient downstairs WC completes this ground floor.

Upstairs, you will find three generous double bedrooms, all featuring a good range of built-in wardrobes with hanging space, shelves, and drawers. The main bedroom has a large bay window with a built-in window seat with storage below, and the second bedroom has an ensuite shower room, which includes built-in storage and a heated towel rail. The fourth room is perfect as a nursery or study. The main bathroom is accessible from the landing and has a bath with an electric shower overhead, and the airing cupboard in.





A large, partially boarded loft accessible from the landing offers potential for conversion, subject to the usual consents.

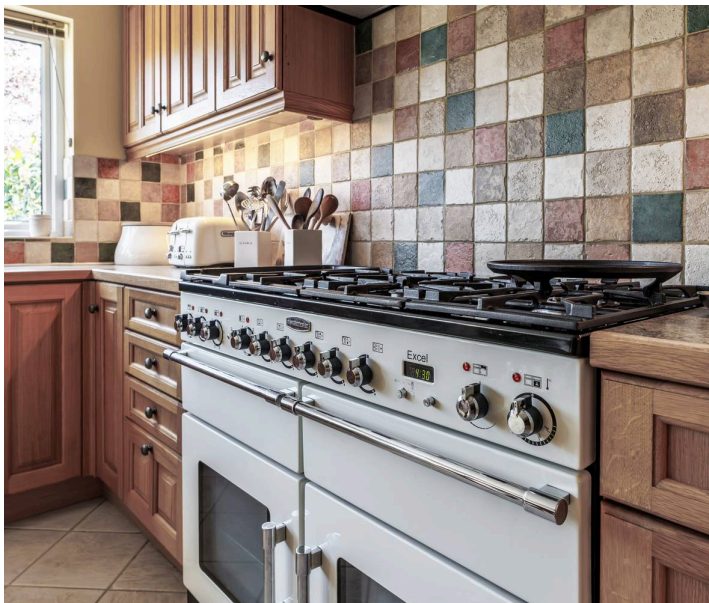
At the rear of the property, the mature private garden serves as a tranquil retreat from everyday life. The garden is spacious, featuring a large patio and a decked area, which provide ideal spots for barbecues and entertaining, or simply sitting and unwinding. Mature trees ensure privacy and include an apple tree and a pear tree. The large lawn leads to the end of the garden, where there is a large shed ideal for storage in addition to a smaller garden shed. There is side access via a gate, which has an outside double electric socket.

The garden can be accessed directly from both the dining room and kitchen, making it particularly convenient for families and those who love to entertain. With its peaceful outlook and easy access to local amenities, this home presents an exceptional opportunity for buyers seeking space, character, and a wonderful outdoor environment. Additionally, a gated driveway at the front offers off-street parking for up to four cars.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



#### **DISCLAIMER**

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

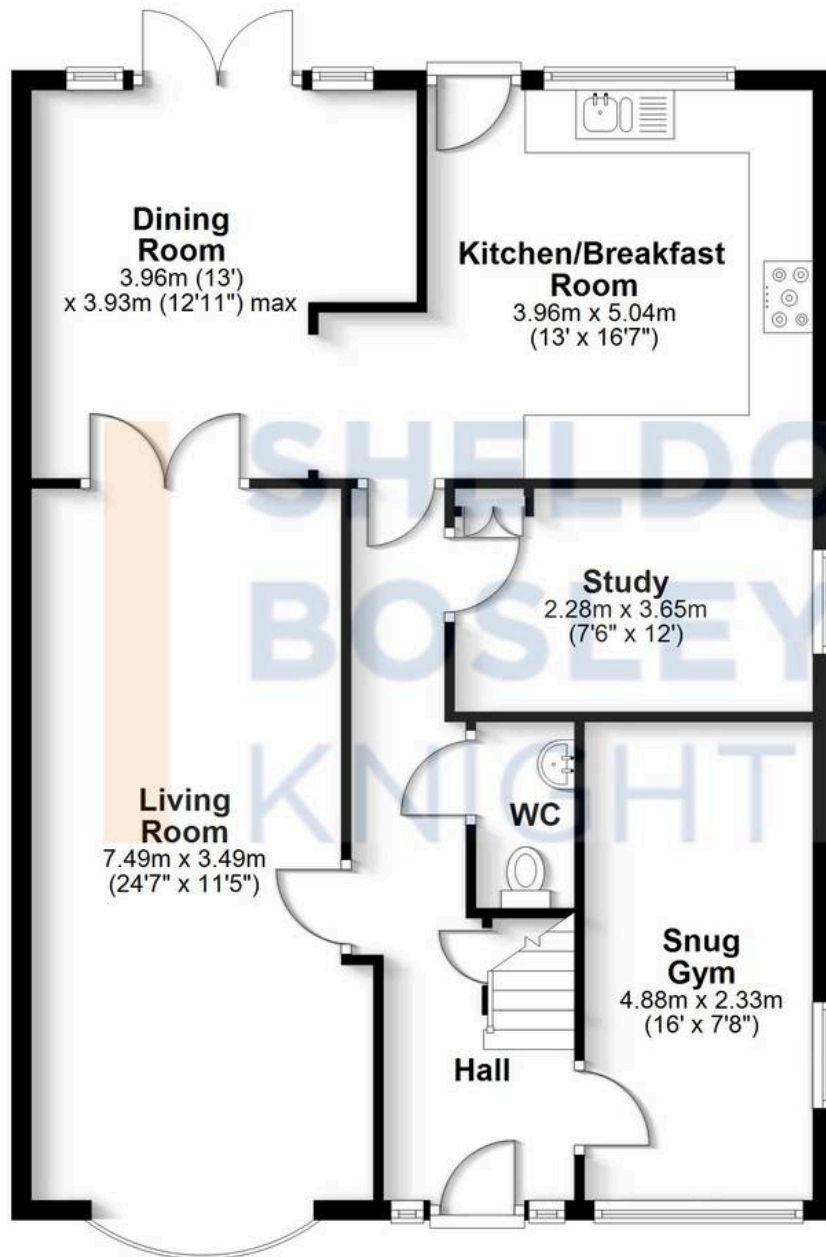
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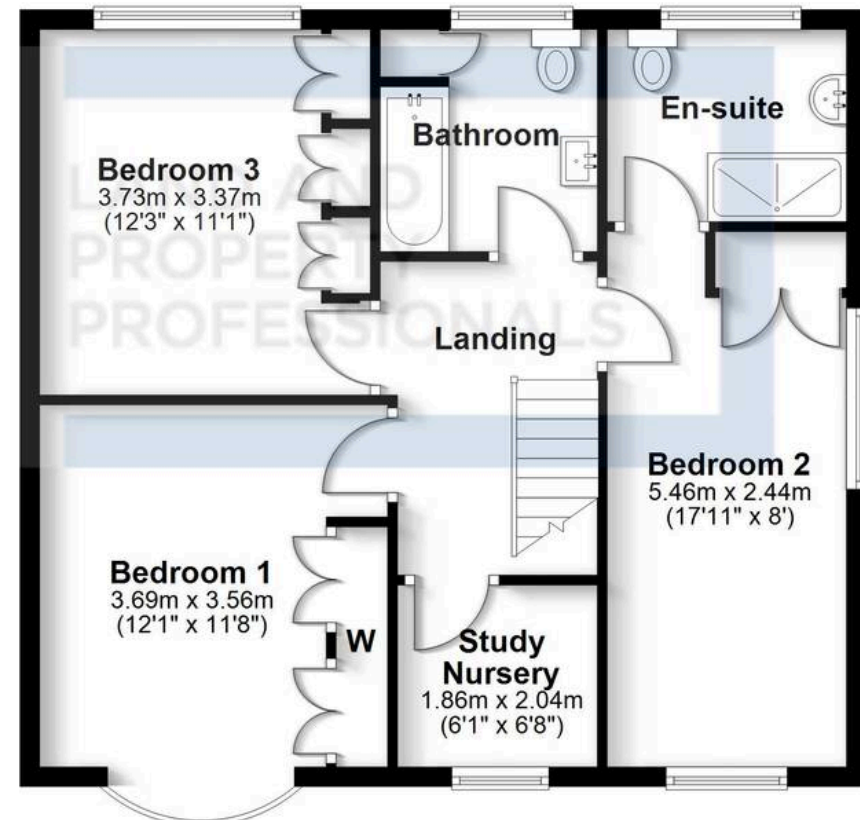
## Ground Floor

Approx. 90.5 sq. metres (974.3 sq. feet)



## First Floor

Approx. 62.2 sq. metres (669.5 sq. feet)



Total area: approx. 152.7 sq. metres (1643.8 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

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**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.