



Carr Close, Shipston-On-Stour, CV36 4FP

Guide Price **£340,000**

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Carr Close, Shipston on Stour

This contemporary and stylish home features two double bedrooms and is located in a quiet cul-de-sac on the edge of town. It has a lovely rear garden and driveway parking for two cars.

Upon entering, you are greeted by a bright and spacious hallway that provides access to a WC and a large storage cupboard. The kitchen breakfast room is well-equipped with an electric oven, a gas hob, a dishwasher, and an integrated fridge/freezer, a washer/dryer, as well as a door leading to the garden.

The sitting room includes windows at both ends, allowing plenty of natural light in. It also has a storage cupboard and double doors that open up to the beautiful rear garden. Upstairs, you will find two generous double bedrooms, one of which features a built-in wardrobe. The bathroom is equipped with a bath and a shower overhead, and there is another large storage cupboard accessible from the landing.

The garden is a wonderful space for al fresco dining on the patio, with a gravelled area perfect for evenings around a fire pit, as well as a lawn surrounded by mature borders and carefully planted trees that provide privacy.





To the side of the house, there is driveway parking for up to three cars.

There is an estate service charge payable to Remus for upkeep of communal areas, currently £385.49 per year.

Council Tax band: D

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, craft markets, Shipston Proms, and Victorian Evening. The main centres for the area are Stratford upon Avon (11 miles), Banbury (14 miles), Warwick (17 miles), and Leamington Spa (18 miles). A mainline rail service to Oxford/London is available from the Cotswold town of Moreton in Marsh (7 miles).



DISCLAIMER

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

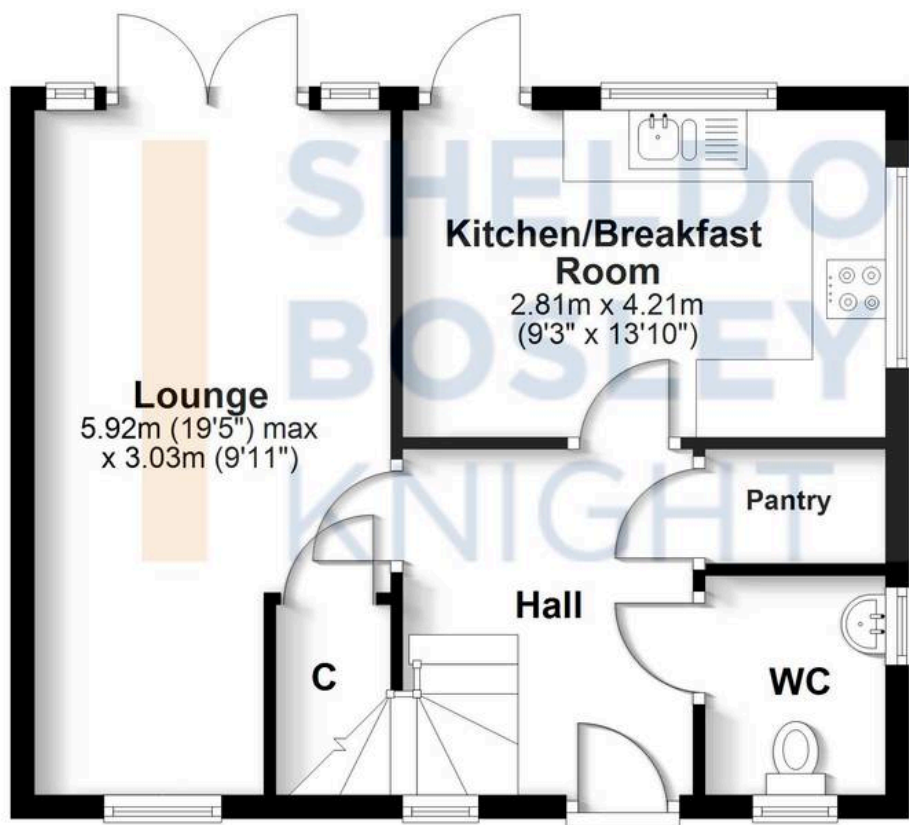
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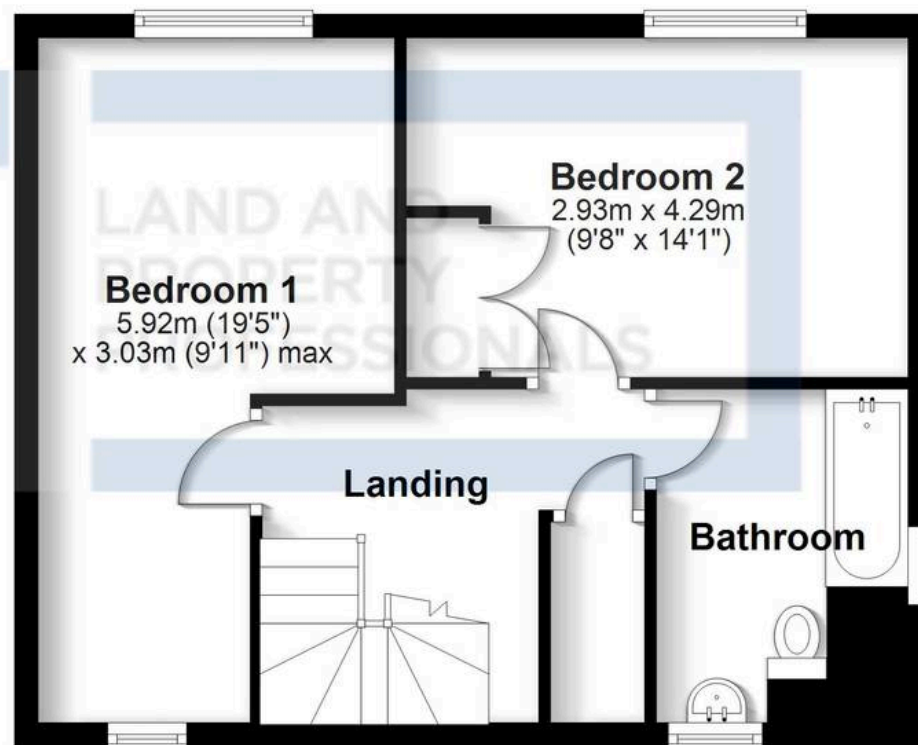
Ground Floor

Approx. 43.0 sq. metres (462.4 sq. feet)



First Floor

Approx. 43.4 sq. metres (467.1 sq. feet)



Total area: approx. 86.3 sq. metres (929.5 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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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.