



Telegraph Street, Shipston-On-Stour

Guide Price **£330,000**

Telegraph Street, Shipston-On-Stour

A characterful end of terrace cottage with accommodation over three floors, offering three bedrooms and two bathrooms. The cottage is just a short stroll from the town centre and has a pretty rear courtyard garden.

Stepping inside, the inviting sitting room has wood-effect flooring, a window to the front allowing natural light, leading through to the rear of the house where you have a light kitchen dining room with double doors to the garden; the kitchen has a selection of units, a fitted electric oven with gas hob, dishwasher, fridge and washing machine.

The first floor has a bedroom with an ensuite shower room, and the family bathroom features a shower over the bath. Bedroom three spans the second floor.

To the rear of the property, the walled garden has a gate that gives access to the side. The garden has been attractively landscaped to include an Indian stone paved patio, and the remainder of the garden is terraced and gravelled with feature timber sleepers. Parking can be found on the streets nearby; alternatively, a permit can be purchased for the car park opposite for a yearly fee of approximately £X. The cottage is offered for sale with no onward chain and will be vacant from mid-August 2026.





Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

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

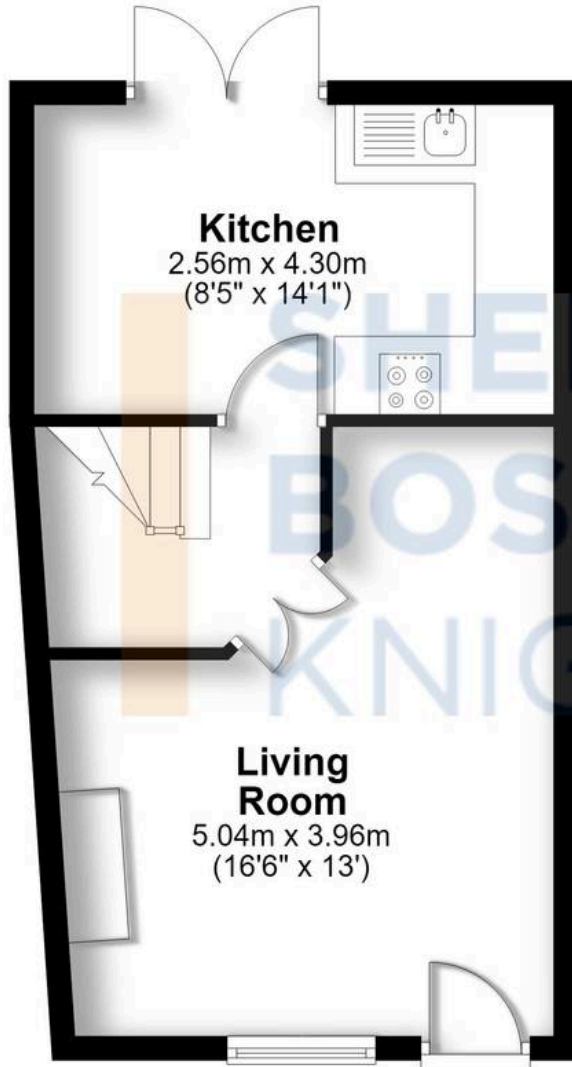
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These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

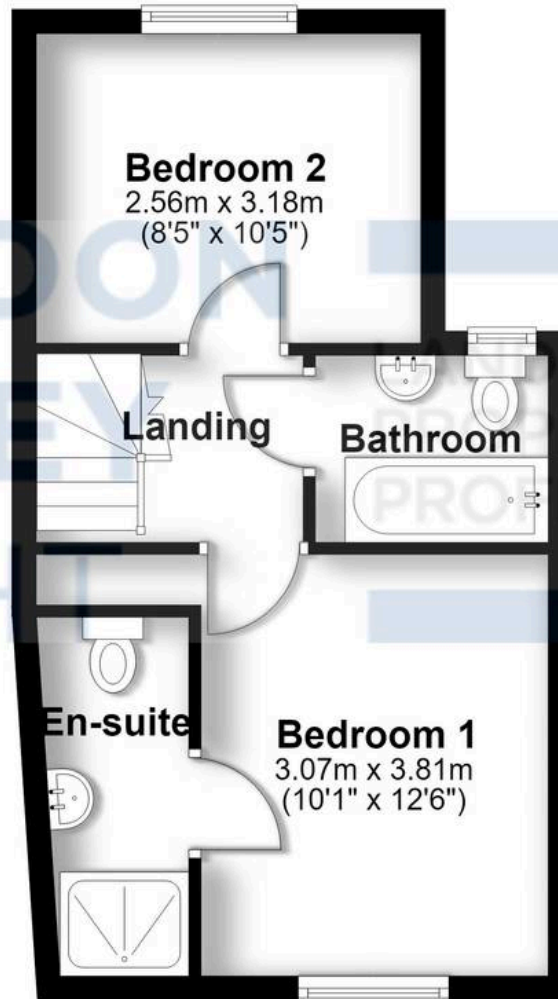
Ground Floor

Approx. 32.2 sq. metres (347.1 sq. feet)



First Floor

Approx. 29.9 sq. metres (321.8 sq. feet)



Second Floor

Approx. 10.8 sq. metres (116.2 sq. feet)



Total area: approx. 72.9 sq. metres (785.1 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.



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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.