



Prospect Cottage, 15 Old Road, Shipston-On-Stour

Offers Over **£600,000**

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Prospect Cottage, 15 Old Road

Shipston-On-Stour

A spacious and versatile detached four-bedroom family home situated just a few minutes' walk from the heart of the thriving market town of Shipston-on-Stour. Offered for sale with no onward chain.

The cottage has been updated and adapted by the current owners over recent years, offering generous living and bedroom accommodation with a good degree of flexibility for modern family life. Of particular note the property had had a new roof.

A large entrance hall provides a welcoming introduction to the house, leading through to a well-proportioned kitchen/breakfast room with ample storage, space for a dining table and a door opening directly onto the garden. There is a further reception room, which would make an ideal dining room, while the sitting room is situated a few steps down from the hallway and enjoys a dual aspect, with double doors opening onto the garden.

A useful rear hallway provides space for a desk or study area, while a large utility room offers excellent practical storage with fitted cupboards and a further door leading outside. Before heading upstairs, you will find a cloakroom/WC.





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Upstairs, the spacious landing leads to four well-proportioned bedrooms. Most of the bedrooms feature vaulted ceilings and exposed beams, adding character and a sense of space. The main bedroom enjoys a dual aspect and benefits from an en-suite shower room and a generous dressing room. Bedrooms two and three are also dual aspect, ensuring they are light and airy, while all four bedrooms are capable of accommodating a double bed if required. The family bathroom is fitted with a bath and shower over.

Outside, the low-maintenance walled L-shaped rear garden is mainly laid to AstroTurf, with a patio area providing an ideal space for outdoor seating and entertaining. A side gate provides useful access.

Free unrestricted on-street parking is available outside the property. The current owners also rent a garage directly opposite the house from the local council, at a cost of £70 per calendar month.

Council Tax band: D

Tenure: Freehold

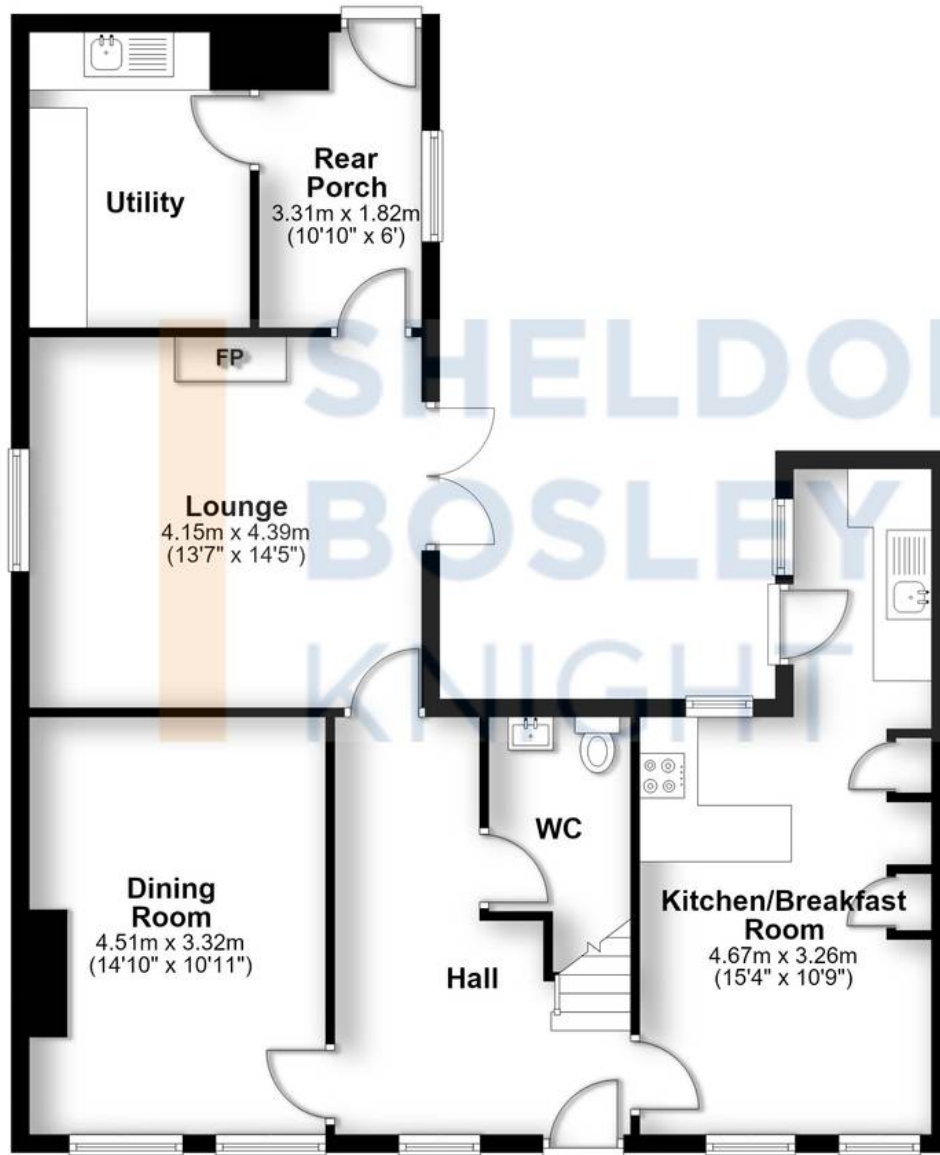
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



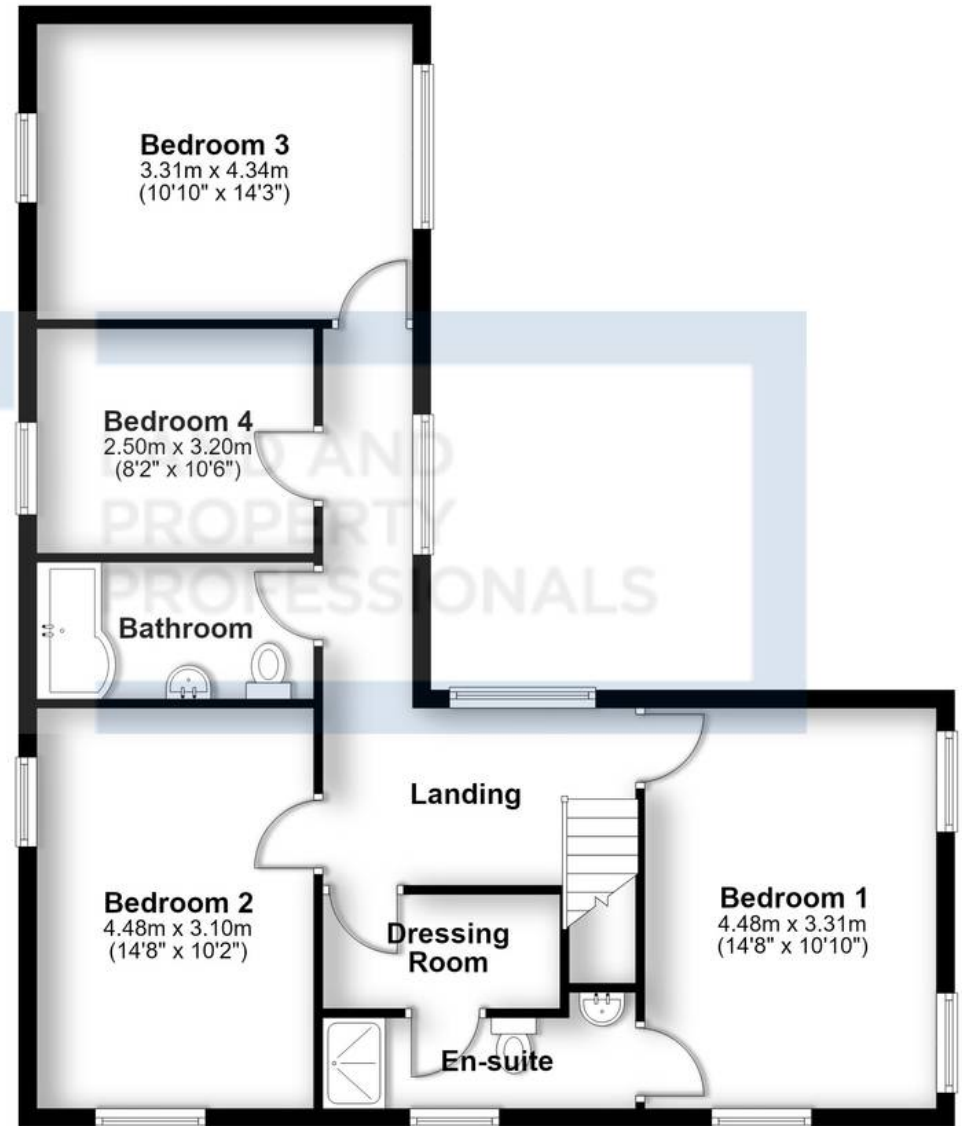
Ground Floor

Approx. 84.5 sq. metres (909.3 sq. feet)



First Floor

Approx. 78.1 sq. metres (840.8 sq. feet)



Total area: approx. 162.6 sq. metres (1750.1 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.



Sheldon Bosley Knight Shipston & Kington

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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.