



## Old School House Stratford Road, Shipston-On-Stour

Offers in Region of **£235,000**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

## Old School House Stratford Road

Shipston-On-Stour, Shipston-On-Stour

This charming two-bedroom cottage has been converted from the library of a former Victorian schoolhouse. It is conveniently located just a short walk from the town centre and includes two dedicated parking spaces.

The characterful sitting and dining room features mullion-style windows and a beautiful ornate fireplace, along with built-in shelves. It opens to a small yet practical kitchen. Upstairs, you will find two double bedrooms and a bathroom that includes a shower over the bath, as well as a large airing cupboard housing a recently updated combination boiler.

Outside, at the gable end of the cottage, there is a small garden area - an ideal spot for a bench to enjoy the evening sun. Additionally, the property offers two parking spaces, as well as access to a communal bin store and washing line.

A small annual fee is charged for the upkeep of the communal areas which is currently £80.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

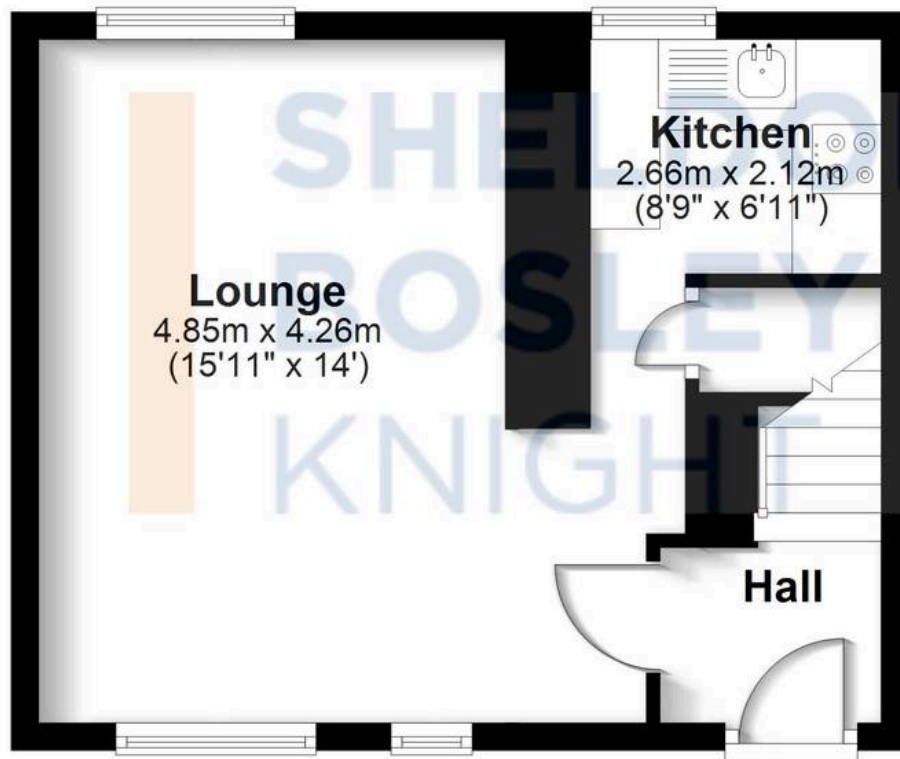
EPC Environmental Impact Rating: D





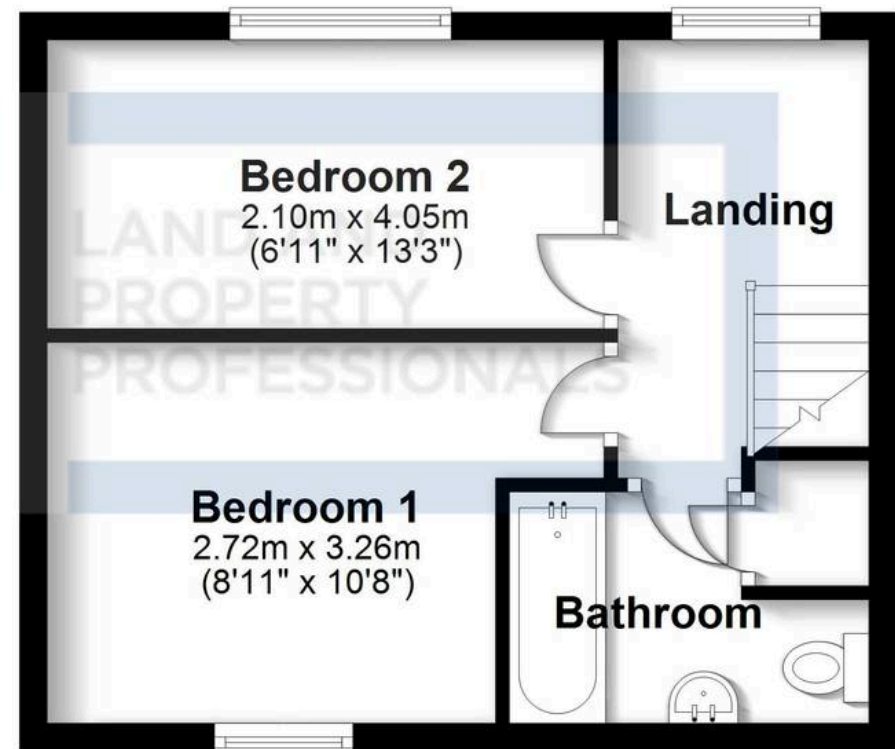
## Ground Floor

Approx. 29.5 sq. metres (317.5 sq. feet)



## First Floor

Approx. 29.5 sq. metres (317.6 sq. feet)



Total area: approx. 59.0 sq. metres (635.1 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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