



Sheep Street, Shipston-On-Stour

Offers in Region of **£400,000**

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

3 Sheep Street

Shipston-On-Stour

A stylish cottage situated in the heart of Shipston-on-Stour, on one of the town's most desirable streets. Beautifully presented throughout, this charming property offers two double bedrooms, two bathrooms, and has been finished to an exceptionally high standard. Stepping inside, the cosy sitting room features a large front-facing window that fills the space with natural light. Oak flooring continues through to the inner hallway, which provides access to useful under-stairs storage and a cloakroom.

To the rear of the property is a superb high-specification kitchen/dining room, fitted with shaker style cabinetry and a comprehensive range of integrated appliances, including a gas hob, electric oven, microwave, washer/dryer, fridge and dishwasher. Stone tiled flooring enhances the space, while there is ample room for both formal and informal dining. The back door opens onto the delightful courtyard garden.

An oak staircase rises to the first floor with a tall panelled landing leading to two generous double bedrooms. The bedroom, positioned at the front of the property, benefits from a fitted wardrobe and a contemporary en-suite shower room featuring a large walk-in shower. The second bedroom is served by an equally well-appointed family bathroom, having a bath with a shower over.





Sheep Street

Shipston-On-Stour

A fully boarded loft, accessed via a loft ladder, provides excellent additional storage and houses the gas-fired boiler. The loft is fitted with lighting for added convenience. The property has underfloor heating throughout.

Outside, the property enjoys a small but delightful courtyard garden enclosed by an attractive stone wall, creating an ideal low-maintenance outdoor space for relaxing or entertaining.. A side access gate leads to a pathway to the side of the cottage providing direct access to Sheep Street,

NB. Permit Parking for Sheep Street is charged by Stratford District Council, at £25 per vehicle. There is a flying freehold on the accommodation above the side alleyway, for which our vendor has an indemnity policy for.

Council Tax band: A

Tenure: Freehold

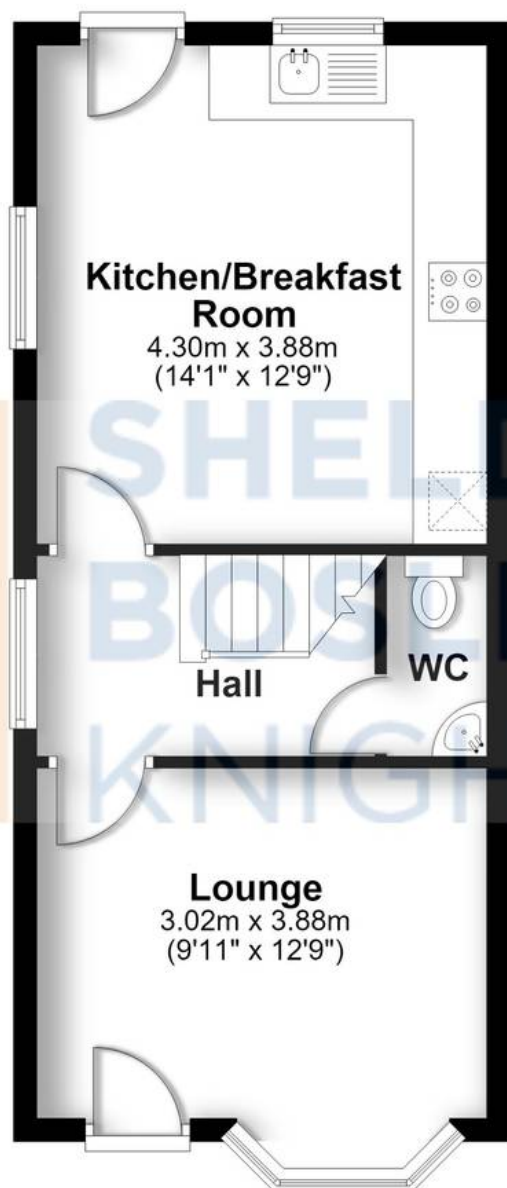
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



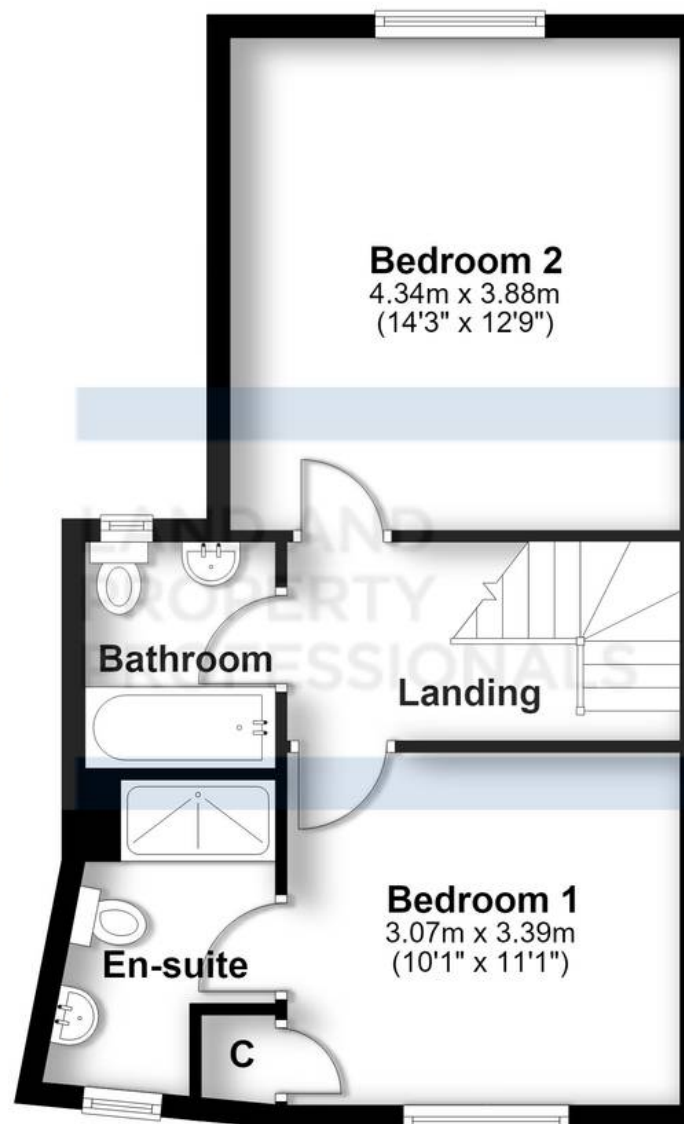
Ground Floor

Approx. 36.1 sq. metres (388.7 sq. feet)



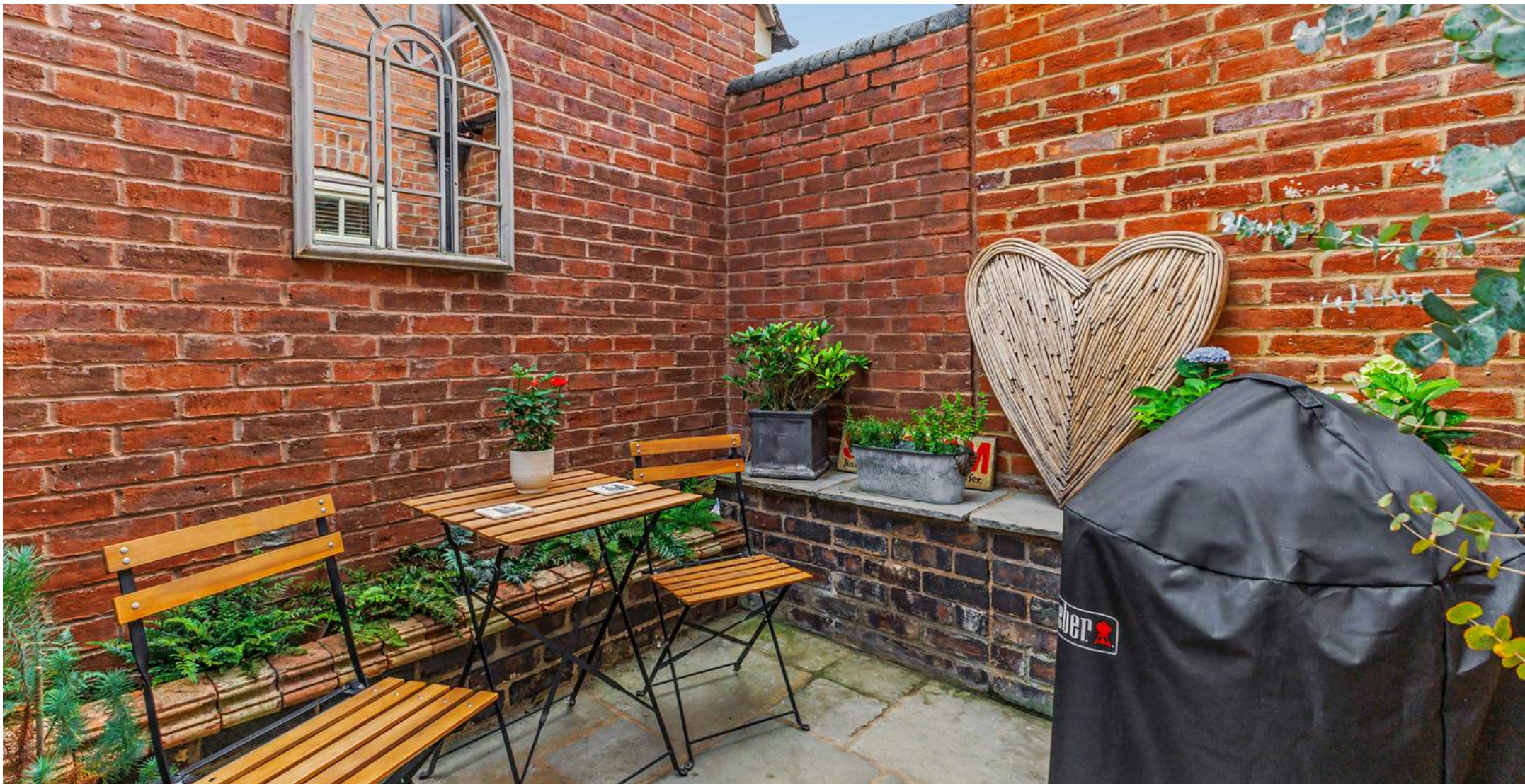
First Floor

Approx. 42.5 sq. metres (457.7 sq. feet)



Total area: approx. 78.6 sq. metres (846.4 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

Sheldon Bosley Knight Ltd, The Corner House Market Place - CV36 4AG

01608 661666

shipstonsales@sheldonbosleyknight.co.uk

www.sheldonbosleyknight.co.uk/



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.