



Carr Close, Shipston-On-Stour

Guide Price **£350,000**

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Carr Close

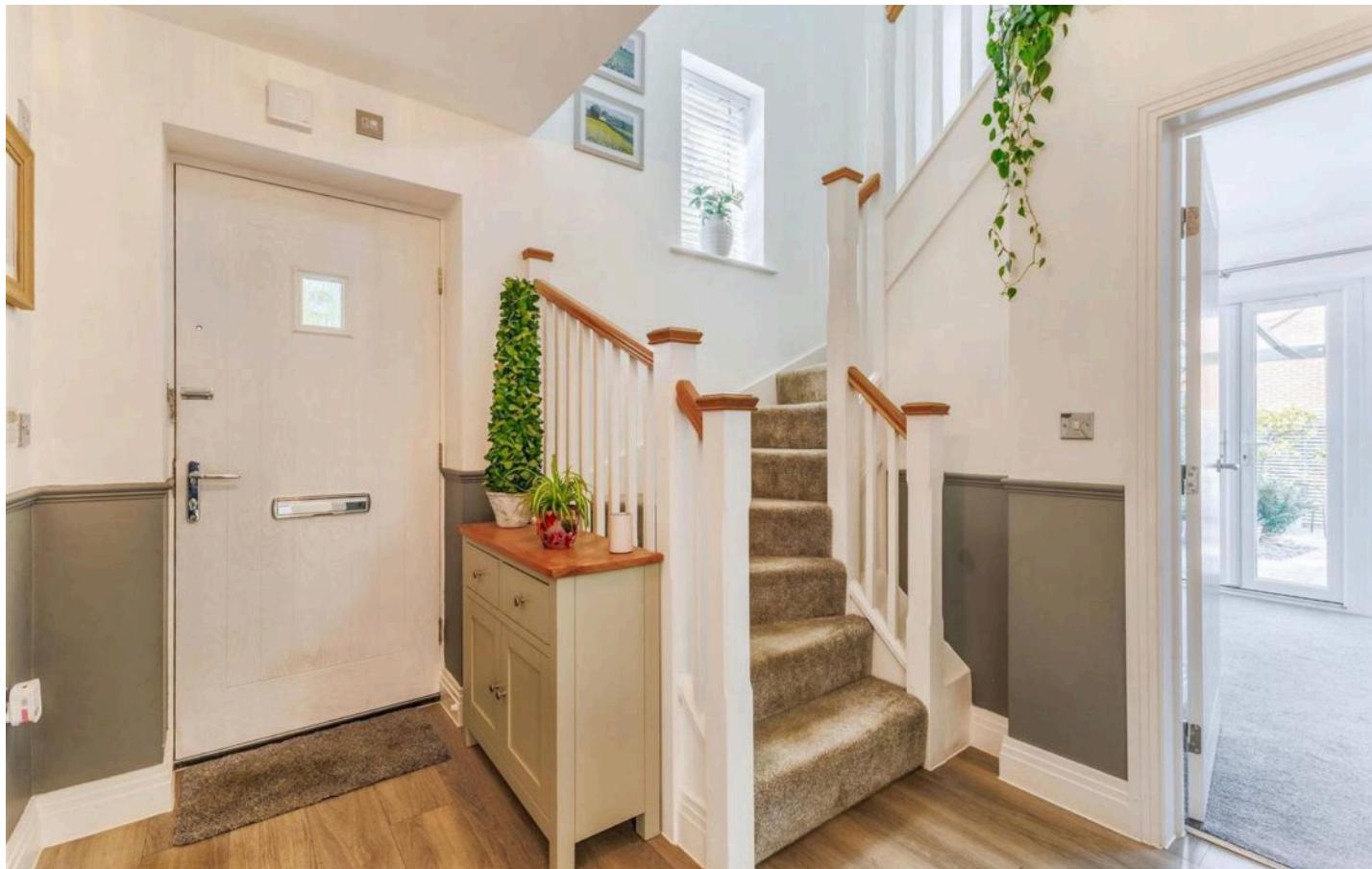
Shipston-On-Stour, Shipston-On-Stour

This spacious and light-filled semi-detached home features two double bedrooms and is situated in a quiet cul-de-sac on the edge of town. It boasts a private walled garden, an open outlook to the front, and off-road parking for two cars. The property offers a tranquil setting while remaining conveniently close to the town centre and amenities.

Upon entering, you are welcomed by a bright and roomy hallway that provides access to a WC and a large storage cupboard. The kitchen breakfast room is equipped with an electric oven, a gas hob, a dishwasher, an integrated fridge/freezer and space for a dining table.

The generous sitting room includes another storage cupboard and double doors that open to the beautifully designed private rear garden. Upstairs, there are two spacious double bedrooms, with the larger one featuring a dressing area and built-in wardrobes. The bathroom, accessed via the landing, has a bath with a shower overhead. There is access from the landing to the loft, which is half boarded with a drop-down ladder.





The garden features a large glass canopy, creating a perfect area for seating or dining most of the year. Additionally, there is a large shed with power and a gate that leads to the front of the house, where you will find more landscaped areas and a pathway to the front door. This pathway overlooks an open wooded area with bird feeders that attracts local wildlife.

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).



EPC Rating - B

Tenure - Freehold

Council Tax - D

Local Authority - Stratford on Avon District

DISCLAIMER

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

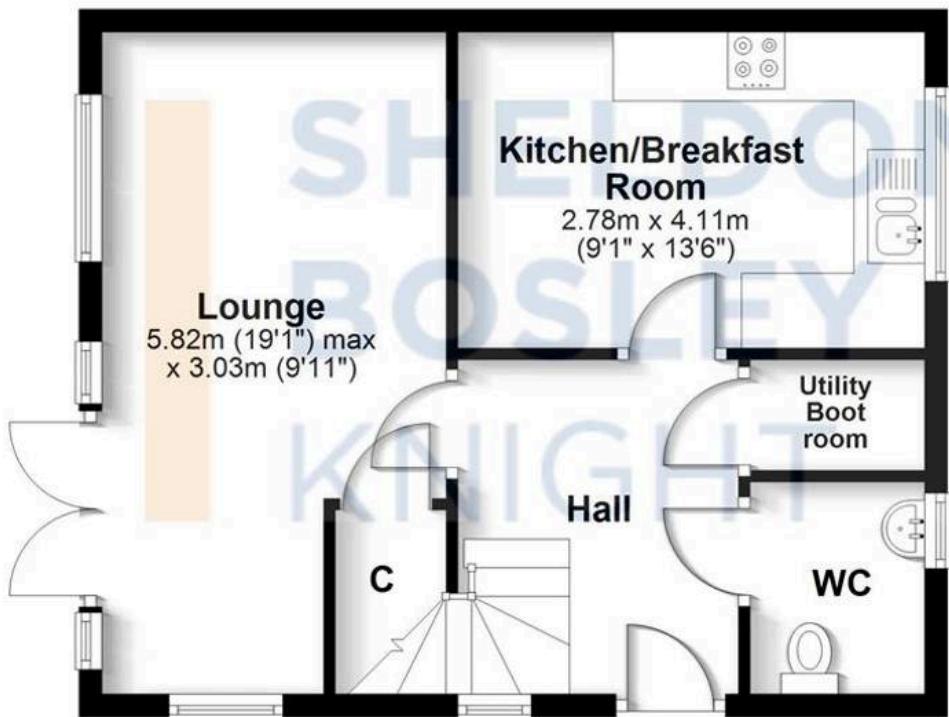
Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

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



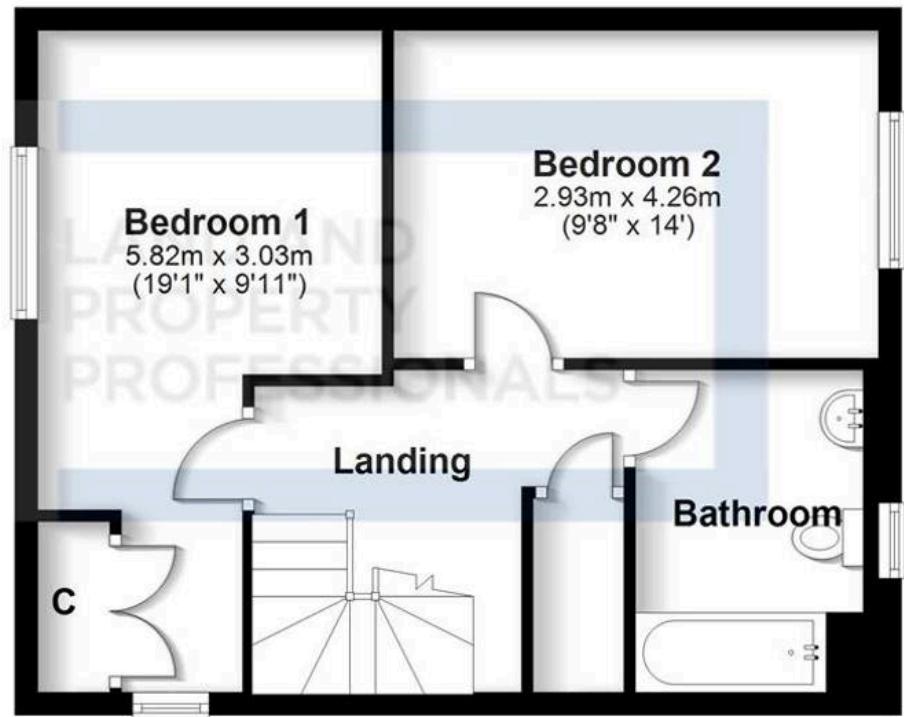
Ground Floor

Approx. 42.1 sq. metres (453.3 sq. feet)



First Floor

Approx. 42.8 sq. metres (460.7 sq. feet)



Total area: approx. 84.9 sq. metres (914.0 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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