



14 River Way, Shipston-On-Stour

Guide Price **£670,000**

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

14 River Way

Shipston-On-Stour

This light and spacious four-bedroom detached house is situated in an elevated position, offering stunning views of the open countryside and Brailes Hill. It features a southerly-facing garden, a double garage, with private parking in front. The accommodation is spread across three floors, providing ample and versatile living space. Upon entering, you are welcomed with a full-height window that allows plenty of light to flood in. The ground floor includes a kitchen/breakfast room with sliding doors leading to the terrace and garden. The kitchen is equipped with a range of units, an electric oven, a gas hob, a built-in microwave, a dishwasher, and a fridge. The utility room has a side door leading outside. Also on this level is the fourth bedroom, currently used as a snug. A stylish shower room is located on the opposite side of the hall, along with a handy understairs cupboard.

On the first floor, the sitting room features two pairs of sliding doors that open onto a balcony with far-reaching views. There is also a spacious dining room and a study, as well as a useful storage cupboard.





The second floor features the main bedroom, which includes large windows to enjoy the view. It features built-in wardrobes and a modern en-suite bathroom with a shower over the bath. There are two other double bedrooms, one of which also includes built-in wardrobes. A modern shower room with a large walk-in shower is accessible from the landing.

Outside, the southerly-facing rear garden boasts a large patio framed by wisteria at the back of the house. An electric awning creates an ideal al fresco dining area, providing shade from the midday sun. The lawn extends to another terrace, bordered by mature plants on either side. At the bottom of the garden, a pedestrian gate offers access to a shared riverside paddock owned by the seven properties that back onto it. The residents are all directors of the company managing the land, and the vendor currently contributes approximately £320 per year for the mowing, maintenance and insurance for the paddock.

From the moment you approach the property, you will experience a real sense of privacy, thanks to the gated entrance beside the double garage. A beautifully planted terrace leads from the driveway to the front door and along the side of the house to the garden. The property includes a detached double garage, with private parking available in front.

Council Tax band: G | Tenure: Freehold | EPC Energy Efficiency Rating: D | EPC Environmental Impact Rating: D



DISCLAIMER

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

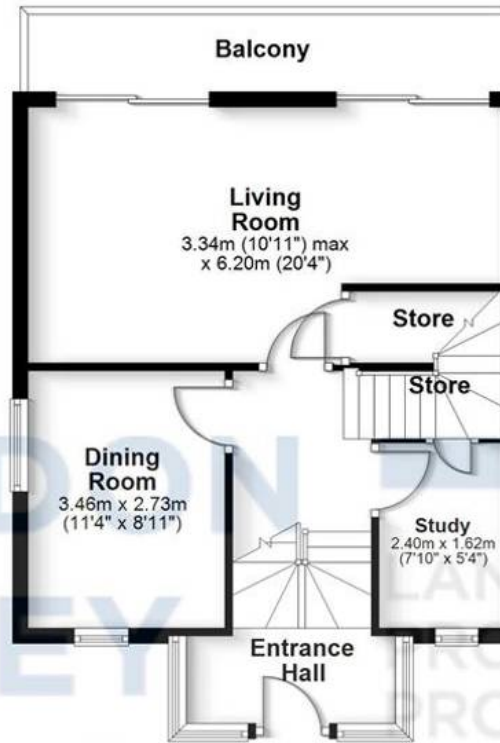
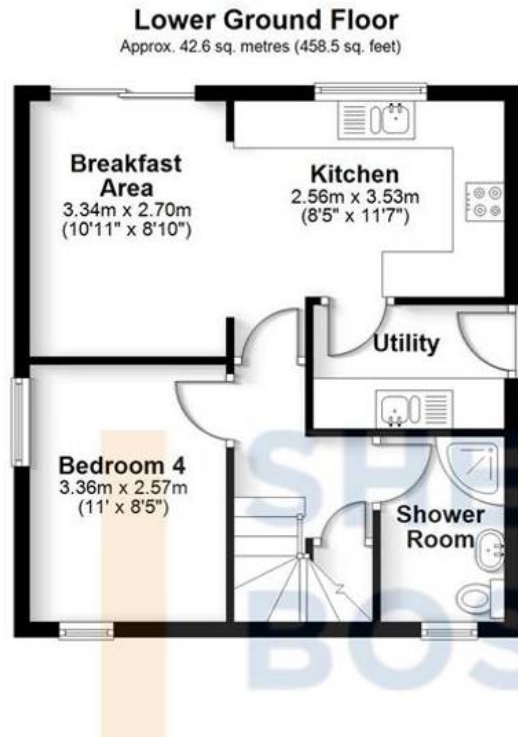
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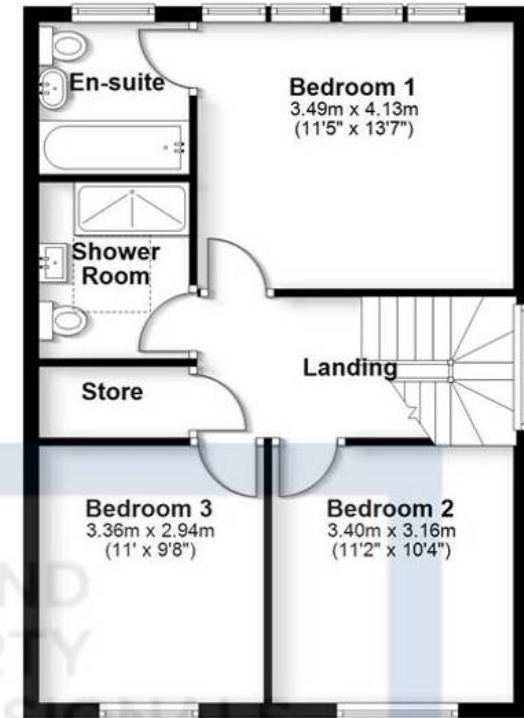
Ground Floor

Approx. 73.4 sq. metres (789.6 sq. feet)



Second Floor

Approx. 54.9 sq. metres (590.7 sq. feet)



Total area: approx. 170.8 sq. metres (1838.8 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.