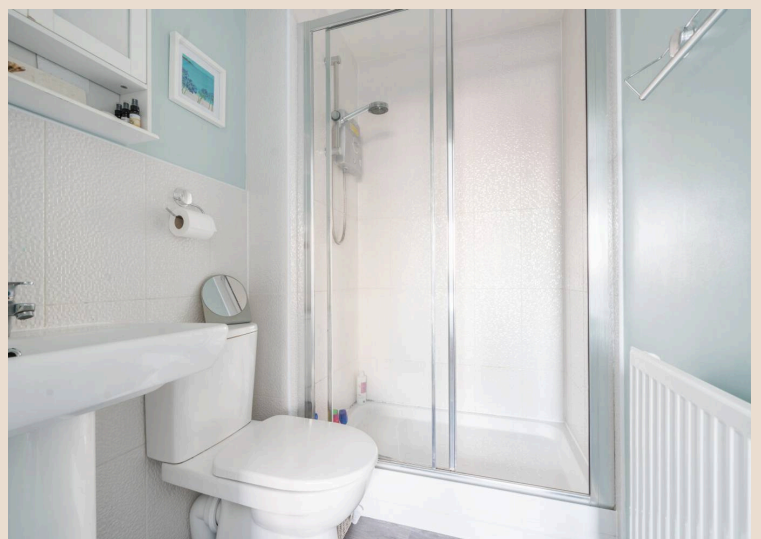




Barrett Place, Shipston-On-Stour

£345,000 Freehold

Three double bedrooms • Principle bedroom with shower room en-suite • Off road parking for three cars • Walled garden • Spacious corner plot • Built in 2021 • Utility room off of the kitchen
 • Ten minute walk into Shipston • Breakfast kitchen with modern integrated appliances •
 Popular market town with a strong community



This beautifully presented three-bedroom semi-detached house, built in 2021, offers refined modern living within the sought-after market town of Shipston. The property's thoughtful layout is designed for both comfort and practicality, featuring three generous double bedrooms, including a principal suite with a stylish en-suite shower room, perfect for privacy and relaxation. The heart of the home is the bright breakfast kitchen, fitted with sleek, integrated appliances and ample workspace, complemented by a dedicated utility room that keeps daily life organised and clutter-free. The spacious living areas are enhanced by high-quality finishes and a sense of light, providing an inviting atmosphere for both family life and entertaining. Located on a substantial corner plot, this home benefits from off-road parking for three cars (a rare advantage in such a central setting), and the walled garden ensures a sense of seclusion and security. The property's position, just a ten-minute walk from Shipston's vibrant high street, places you within easy reach of independent shops, cafes, and community events, reflecting the town's welcoming and active spirit. With its blend of contemporary amenities, generous proportions, and a prime location in a thriving community, this home presents an exceptional opportunity for those seeking a blend of modern convenience and traditional market town charm.

Shipston-on-Stour is a popular and well-regarded market town, known for its strong community spirit, historic character and thriving high street offering a range of independent shops, cafés and pubs. The town benefits from primary and secondary schooling, a library and a variety of sporting and social clubs, making it an attractive choice for families and downsizers alike.

Stratford-upon-Avon is approximately 9 miles to the north, while the North Cotswolds lie to the south, providing easy access to beautiful countryside and picturesque villages such as Chipping Campden and Broadway.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

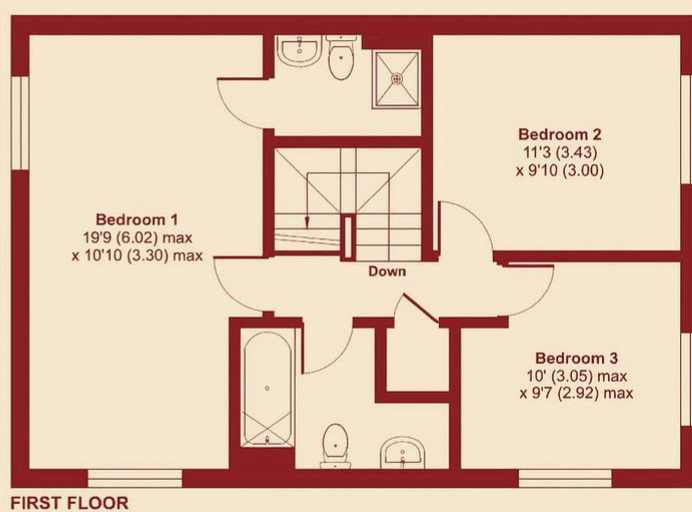
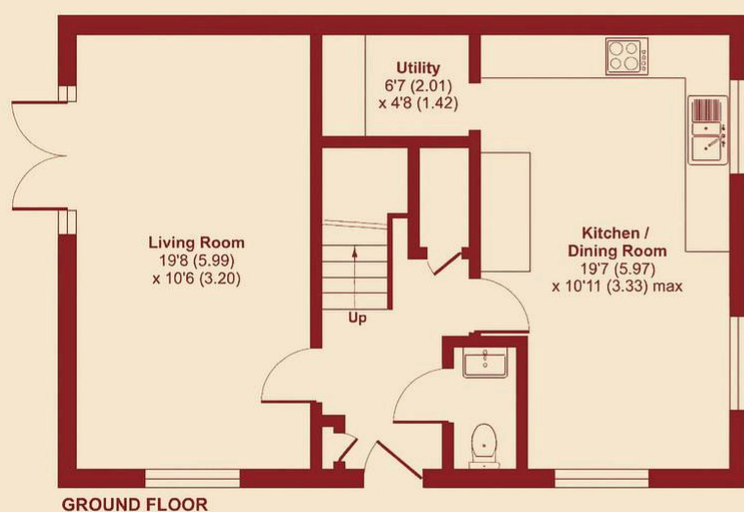
EPC Environmental Impact Rating: B



Barrett Place, Shipston-on-Stour, CV36

Approximate Area = 1160 sq ft / 107.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Jason Jones & Associates. REF: 1236223

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