



Church Street, Shipston-On-Stour

Guide Price **£450,000**

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Church Street

Shipston-On-Stour, Shipston-On-Stour

A charming Grade II listed three bedroom cottage with a pretty, cottage garden. Situated in the centre of Shipston-on-Stour conveniently situated close to amenities such as shops and restaurants.

Upon entering the property you are welcomed by a spacious entrance hall with a large storage cupboard, a door to the lounge/diner, door to the kitchen with widened stairs which lead to the first floor. The lounge/diner is dual aspect having bay windows to the front and back and there is a feature wood burning stove. The kitchen has a range of units with work surfaces over, space for a free-standing cooker and door to the rear garden.

To the first floor there are two bedrooms and a bathroom with a walk in shower, WC and pedestal wash hand basin. The landing provides stairs to the main bedroom which has a dressing/study area, built in storage and an en-suite having a corner bath, WC and wash hand basin.





Externally there is a brick built utility with a sink, space and plumbing for a washing machine and tumble dryer as well as space for an additional fridge/freezer. The private rear garden is landscaped and laid mainly to lawn with planted borders and a patio.

Permit parking can be found in front of the cottage with other free parking readily available nearby.

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).

Council Tax band: E

Tenure: Freehold

DISCLAIMER

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

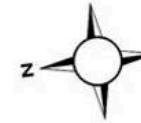
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These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



Ground Floor

Approx. 43.7 sq. metres (470.5 sq. feet)



Kitchen

2.60m x 2.79m
(8'6" x 9'2")

Utility

2.71m x 1.89m
(8'11" x 6'3")

Lounge

5.34m x 3.55m
(17'6" x 11'8")

Hall

First Floor

Approx. 38.8 sq. metres (417.6 sq. feet)

Bedroom 2
3.07m x 3.58m
(10'1" x 11'9")

Shower Room

Bedroom 3
3.19m x 2.99m
(10'6" x 9'10")

Landing

Second Floor

Approx. 30.9 sq. metres (332.7 sq. feet)

En-suite

Bedroom 1
3.96m x 2.96m
(13' x 9'9")

Landing

Total area: approx. 113.4 sq. metres (1220.8 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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