

Sheep Street, Shipston-On-Stour - CV36 4AE

Guide Price **£435,000**

SHELDON BOSLEY KNIGHT

LAND AND PROPERTY PROFESSIONALS

9 Sheep Street

Shipston-On-Stour

A charming Georgian, Grade II listed, three-bedroom house. Enviably situated on one of Shipston-on-Stour's most sought-after streets. Just a stone's throw from the town square and its excellent range of amenities.

Rich in character and period charm, it retains a number of attractive original features. The accommodation begins with the entrance hall and a door opens into the sitting room. This is a wonderfully characterful space, featuring an attractive bay window with its original built-in wooden window seat. The sitting room is complemented by a feature stone fireplace. The inner hallway has illuminated glass display shelving and leads to a practical utility room with WC.

To the rear, the kitchen/dining room offers an intimate dining area and a good range of fitted units, incorporating an integrated fridge, freezer, electric oven and hob. There is plumbing to install a dishwasher. A door opens directly onto the attractive courtyard garden.

A butterfly staircase rises to the first floor; the principal bedroom is positioned at the front, benefiting from built-in wardrobes and cupboards with an en-suite shower room. To the back of the house are two further bedrooms, comprising: a second double bedroom with a dual aspect; the third bedroom is currently arranged as a home office with built-in bookcases. This room could also be used as a single bedroom. A further shower room is reached from the landing to serve these rooms.

Accessed directly from the kitchen/dining room, the property enjoys an attractive, southerly facing, paved courtyard garden. Enclosed partly by brick walling and wrought iron railings, the courtyard provides a lovely low-maintenance outdoor space. A garden gate offers separate pedestrian access onto Sheep Street via an arched mews entrance. Permit parking is available on Sheep Street for £25 per car, per year.









9 Sheep Street

Shipston-On-Stour

- EPC Rating: D Potential: B
- Grade II Listed 3 Bedroom House
- 2 Minutes Walk to Independent Shops & Cafe's
- Original Period Features
- Main Bedroom with an En-Suite Shower Room
- Kitchen Dining Room
- Sitting Room with Bay Window
- Utility Room and WC
- Partially Walled Courtyard Garden
- Permit Parking On Street

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E


BERTOZ

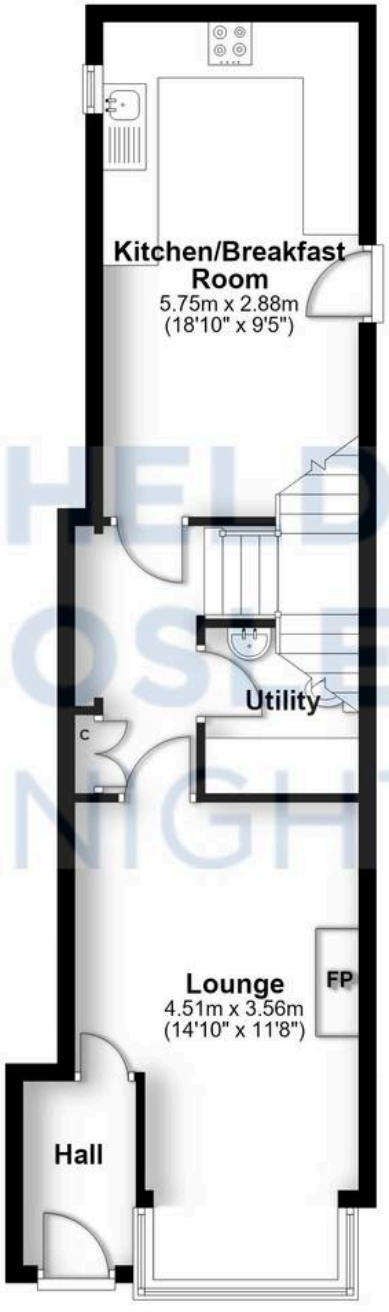






Ground Floor

Approx. 46.6 sq. metres (502.0 sq. feet)



First Floor

Approx. 42.0 sq. metres (452.6 sq. feet)



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Total area: approx. 88.7 sq. metres (954.6 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.