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CHARTERED SURVEYORS



13 SHEEP STREET, SHIPSTON ON STOUR

13 SHEEP STREET SHIPSTON ON STOUR WARWICKSHIRE CV36 4AE

Situated about 6 miles from Moreton in Marsh, 11 miles from Stratford upon Avon, 15 miles from Warwick (and M40 junction 15) and Banbury (M40 at junction 11).

A CHARMING AND WELL-PRESENTED GRADE II LISTED TOWN CENTRE COTTAGE WITH THREE DOUBLE BEDROOMS AND AN ENCLOSED SOUTH-FACING WALLED COURTYARD GARDEN.

Sitting Room, Inner Hallway, Kitchen/Breakfast Room, Three Double Bedrooms, Bathroom. Gas-Fired Heating. Enclosed Small South-Facing Walled Courtyard Garden with Utility/Cloakroom off.

Viewing through Secombes Shipston on Stour office
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Shipston on Stour is an attractive former market town situated in South Warwickshire. The town is a busy local centre with good shopping, schooling and recreational facilities serving its own population and a number of surrounding villages. The larger centres of Stratford upon Avon, Banbury and Oxford are accessible. There are mainline stations at Moreton in Marsh and Banbury with train services to Oxford and London respectively.

13 Sheep Street is an attractive Grade II listed town centre cottage believed to date from the late 18th century situated in one of the oldest and most sought-after streets in Shipston on Stour, and a short distance from the High Street. The cottage, which is terraced, offers well-presented, spacious and well-proportioned accommodation.

Features within the cottage include flagstone and quarry-tiled floors on the ground floor, pine doors together with many fine exposed beams and timbers. Outside to the back is an attractive small walled south-facing courtyard garden off which is situated the utility/cloakroom.



The accommodation offers flexibility with bedroom three having its own access off the kitchen and offers scope as a study/office. The accommodation briefly comprises:

Sitting Room with fireplace incorporating Living Flame gas solid fuel stove with timber mantelshelf, raised stone hearth, fitted shelving to either side, exposed beam, exposed flagstone floor, pine door to **walk-in store cupboard**.



Inner Lobby with quarry-tiled floor, stairs to first floor, exposed beams, glazed door to courtyard, open into

Kitchen/Breakfast Room with Franke glazed china sink with fitted cupboard under, fitted base units with granite surface above, plumbing for washing machine, built-in electric oven with four-ring gas hob over, built-in cupboards, quarry-tiled floor, door and stairs to bedroom three/office or study.



From the inner hallway stairs rise to the first floor **Landing** with exposed beam and door to

Bedroom One with Victorian fireplace incorporating wrought-iron basket, pine surround and mantelshelf, exposed beams.

Bathroom part-tiled with bath with shower attachment and screen over, w.c., wash hand basin, exposed boarded floor.

Pine door and exposed boarded stairs rise up to the second floor.



Bedroom Two into eaves with exposed beams, eaves storage cupboard and views out over the town to Brailes Hill.



Returning to the kitchen, door and stairs lead up into **Bedroom Three/Office or Study** overlooking the courtyard garden with built-in double wardrobe, exposed beams, Valiant gas-fired boiler for central heating and hot water.



Outside and approached from the inner hallway is the walled and enclosed **Courtyard Garden** about 16'6"/5.02m min. x 9'3"/2.81m min. principally paved with flower borders to three sides one of which is the **Utility/Cloakroom** with glazed china sink, plumbing for washing machine, space for upright fridge/freezer, fitted wall units, w.c. (currently not in use).

GENERAL INFORMATION

Tenure

The property is offered freehold with vacant possession.

Council Tax

This is payable to Stratford on Avon District Council. The property is listed in Band C.

Fixtures and Fittings

All items mentioned in these particulars are included in the sale. All other items are expressly excluded.

Services

Mains water, gas, electricity and drainage are connected to the property. Gas-fired boiler for central heating and hot water.

Energy Performance Certificate

With 13 Sheep Street being Grade II listed an Energy Performance Certificate (EPC) is not required on the property.

Flying Freehold

It is understood a small part of bedroom one and the bathroom is situated over the adjoining property, 15 Sheep Street.

Directions

Postcode CV36 4AE

With Sheep Street being a one-way street, in a vehicle from the centre of Shipston on Stour take the B4035 for Chipping Campden. After about 200 yards take the first turning right into Darlingscote Road, turning first right again into Sheep Street. 13 Sheep Street is situated on the right approximately two-thirds of the way down Sheep Street and just before an archway.

On foot from the centre of Shipston on Stour, leave the High Street between McColl's (newsagents) and Lloyds bank, turning almost immediately left into Sheep Street. 13 Sheep Street is situated approximately a third of the way up Sheep Street on the left and just after an archway.

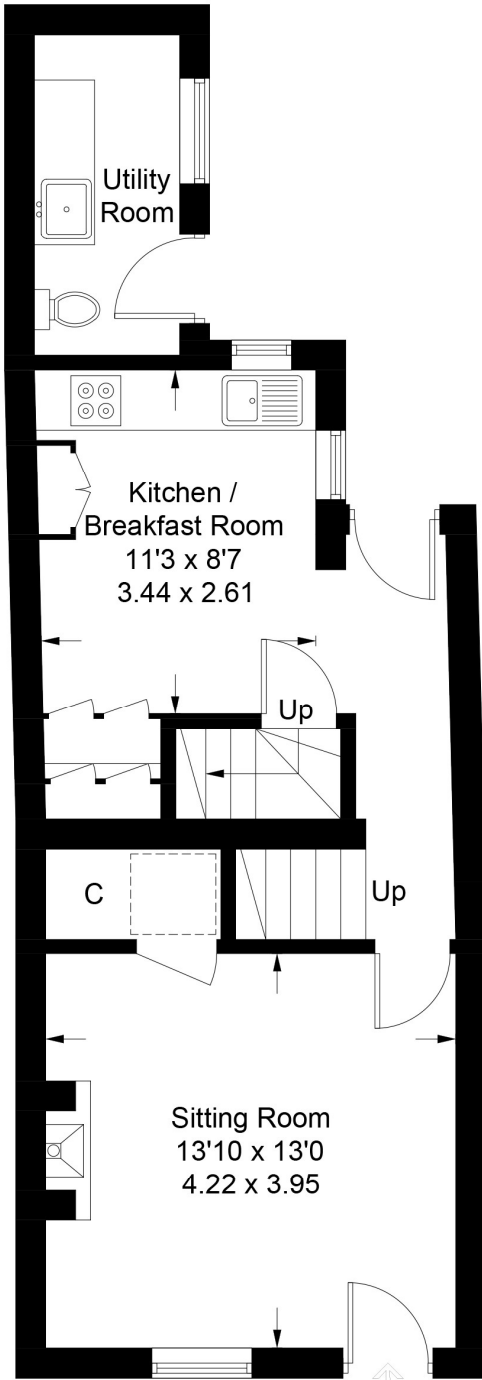
IMPORTANT NOTICE

The attached particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements, or distances we have referred to are given as a guide only and are not precise.

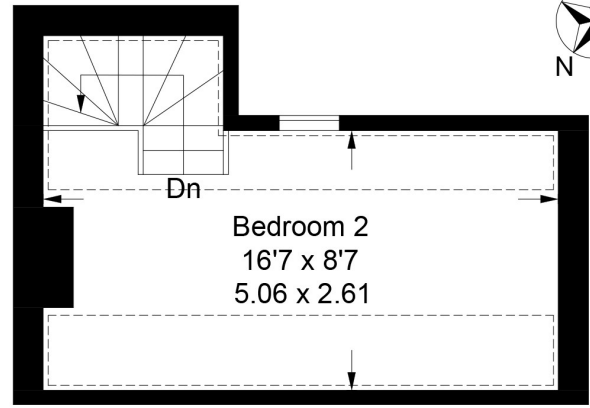
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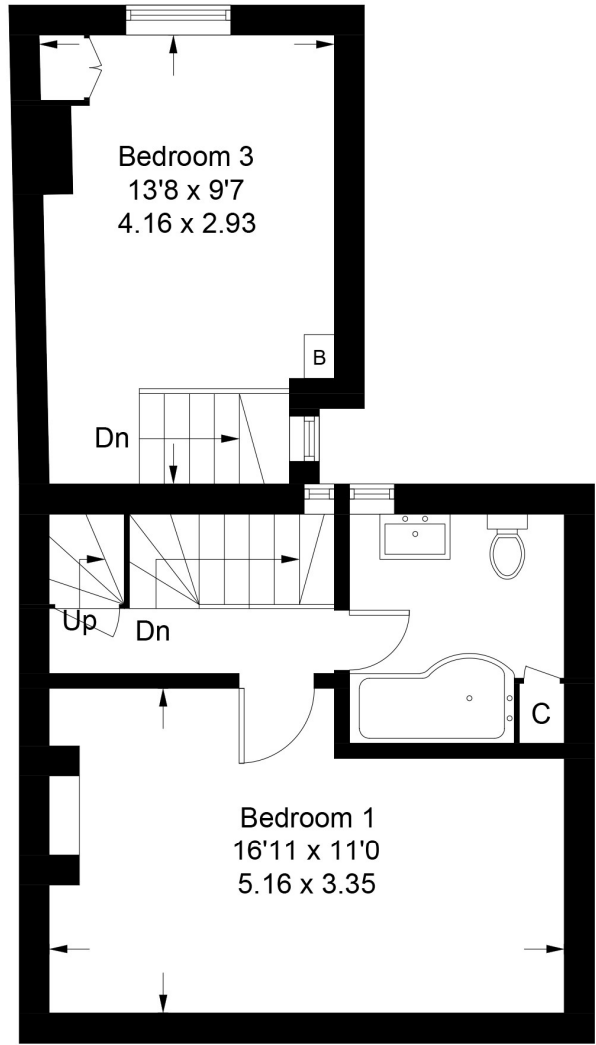
= Reduced headroom below 1.5m / 5'0



Ground Floor



Second Floor



First Floor

Approximate Gross Internal Area = 97.3 sq m / 1047 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID752016)