



14 WEST STREET, SHIPSTON ON STOUR



ESTATE AGENTS

**14 WEST STREET
SHIPSTON ON STOUR
CV36 4HD**

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 LIGHT AND SPACIOUS TOWN HOUSE CLOSE TO THE HISTORIC MARKET SQUARE IN SHIPSTON ON STOUR.

Ground Floor – Kitchen, Utility Room, Dining Room, Sitting Room. **First Floor** – Master Bedroom with adjacent Shower Room, Two Further Bedrooms, Family Bathroom. **Second Floor** – Bedroom with Dressing Area. Established Garden. Brick Outbuilding/Shed.

Viewing through joint sole agents:

Secombes Estate Agents, Shipston on Stour
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Butler Sherborn, Stow on the Wold office

T: 01451 830731 E: stow@butlersherborn.co.uk



Shipston on Stour is a 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. The area is serviced by a network of main roads including the A3400 (Oxford to Birmingham) road passing through the town. Junctions 11 and 15 of the M40 motorway are accessible at Banbury and Warwick respectively. There are main line stations at Moreton in Marsh and Banbury with train services south to Oxford and London respectively.

14 West Street is a charming end of terrace town house close to the centre of Shipston on Stour. The property is well laid out over three floors and has been renovated to a high standard

offering light and airy rooms with high ceilings. 14 West Street has an attractive enclosed garden with established planting, level lawn and a terraced area perfect for entertaining. There is also scope (subject to the necessary planning consents) to convert the garden shed into an office or studio.

THE GROUND FLOOR

The **Kitchen/Breakfast Room** was renovated in 2015 and has fitted units with integrated oven and gas hob above. Space for freestanding fridge/freezer, storage units and table. **Utility/Cloakroom** with plumbing for washing machine and tumble dryer, w.c. and wash hand basin. Boiler for central heating and hot water. **Dining Room** with French door leading out to garden. **Sitting Room** with exposed beams and open fireplace.



THE FIRST FLOOR

Master Bedroom and adjacent **Shower Room** with large walk-in shower. **Two further Bedrooms** (one single and one double). **Family Bathroom** with view over garden.

THE SECOND FLOOR

Stairs lead up from first floor landing to second floor with open plan **Double Bedroom** with **Dressing Area**.

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 E.

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

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

Energy Performance Certificate

Current: 64 (D) Potential: 81 (B)

Directions

From the centre of Shipston on Stour, proceed along West Street (B4035) to Chipping Campden and 14 West Street is the first property on the right-hand side after the car park and council offices.

Postcode CV36 4HD

IMPORTANT NOTICE

These 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.

MFF/S3114/F012/21.07.2023



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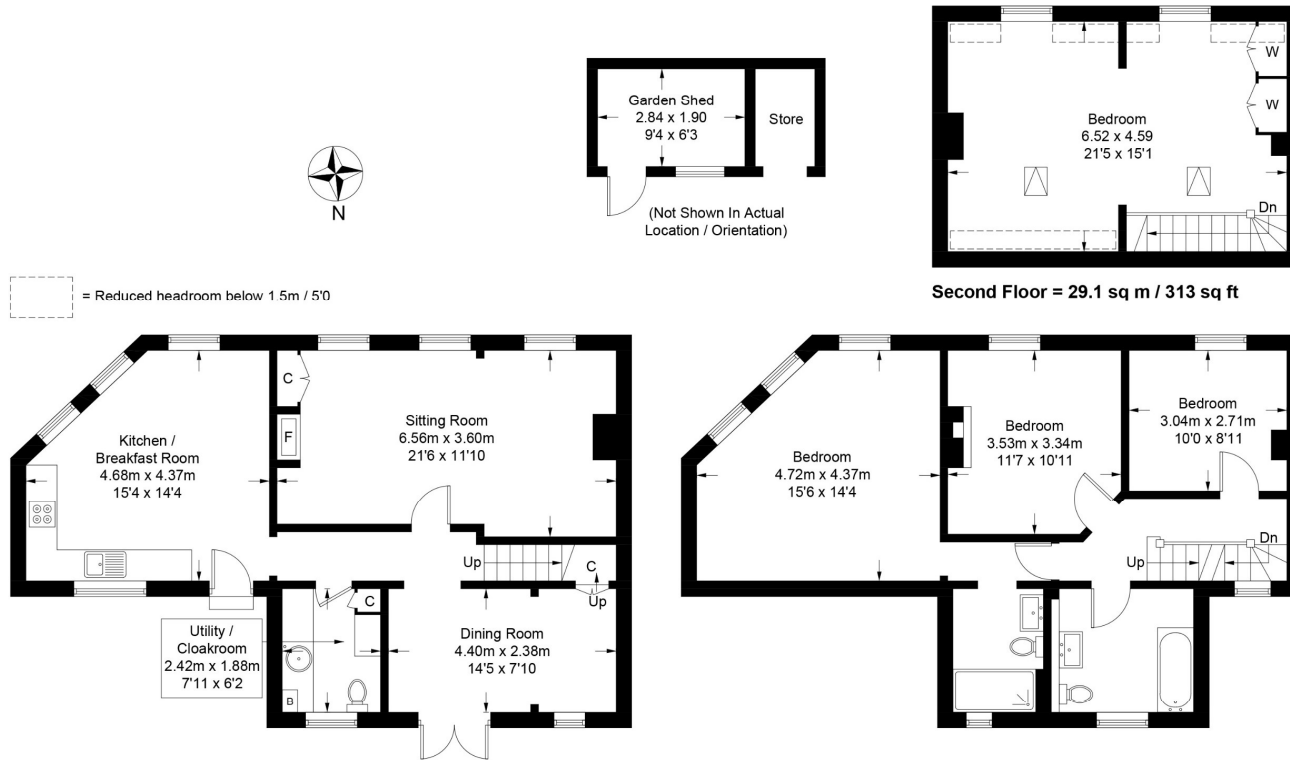


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