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ESTATE AGENTS



9 SHEEP STREET, SHIPSTON ON STOUR

9 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 SPACIOUS GRADE II LISTED HOUSE SITUATED IN SHEEP STREET WITHIN WALKING DISTANCE OF THE TOWN CENTRE WITH ENCLOSED COURTYARD GARDEN.

Entrance Hall, Sitting Room, Kitchen/Breakfast Room, Utility/Cloakroom, Two Double Bedrooms, Bedroom Three/Study, Two Shower Rooms (One En-Suite). Gas-Fired Heating. Attractive Courtyard Garden.

Viewing through:

Seccombes Estate Agents, Shipston on Stour

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Shipston on Stour, a historic former market town with an attractive Georgian centre is situated in the undulating South Warwickshire countryside. The town is a busy local centre with good shopping, schooling and recreational facilities serving its own population and a number of surrounding villages. There are grammar schools locally at Alcester and Stratford upon Avon. The larger centres of Stratford upon Avon, Banbury, Oxford, Warwick and Leamington Spa are accessible.

9 Sheep Street is a charming Grade II listed house understood to date from the early 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 house is beautifully presented throughout, complimenting the original features including sash windows, with open plan sitting room and dining/study area providing flexible accommodation and light and spacious kitchen/breakfast room having a sitting area.

The kitchen and shower rooms are well-appointed. Situated off the kitchen/breakfast room is an attractive courtyard garden from which there is separate access out on to Sheep Street. The accommodation briefly comprises:

Entrance Hall with oak flooring. Glazed door into



Sitting Room with feature fireplace incorporating Living Flame electric fire with stone surround, mantel shelf and hearth, window seat, engineered oak floor.



Inner Lobby with two recessed shelved display alcoves, one with store cupboard under, stairs to first floor. Door to

Utility/Cloakroom with plumbing for washing machine with worktop over and fitted shelving under, w.c., wash hand basin, store cupboard.

From the inner lobby, door and steps up to the

Kitchen/Breakfast Room with single stainless steel sink unit and drainer with fitted cupboard under, fitted base units with work surface over, built-in fridge, built-in freezer, Lamona electric oven with Siemens four-ring gas hob over and Siemens extractor hood above, fitted wall units with concealed lighting under, Worcester gas-fired combi boiler for central heating and hot water, ceramic tiled floor, glazed door to courtyard garden.

Stairs rise from the inner lobby to the first floor.

Bedroom One with fitted shelved and hanging wardrobes with store cupboards over and display shelving, and separate single built-in wardrobe. Door to



En-Suite Shower Room with shower cubicle, w.c., wash hand basin, ceramic tiled floor.

Bedroom Two with access to roof space.



Bedroom Three/Study with Velux window.



Family Shower Room with shower unit, w.c., wash hand basin.



COURTYARD GARDEN

Approached from the dining/kitchen is the attractive paved **Courtyard Garden** about 15'6"/4.72m deep x 12'0"/3.65m wide enclosed in part by brick walling and part wrought iron fencing with gate leading to side access out on to Sheep Street.

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

Energy Performance Certificate

Current: 61 (D) Potential: 84 (B)

Right of Way It is understood there is a pedestrian right of way from the courtyard garden to and from Sheep Street over the adjoining driveway and under the archway.

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. 9 Sheep Street is situated on the right approximately two-thirds of the way down Sheep Street and just after 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. 9 Sheep Street is situated approximately a third of the way up Sheep Street on the left and just before an archway.



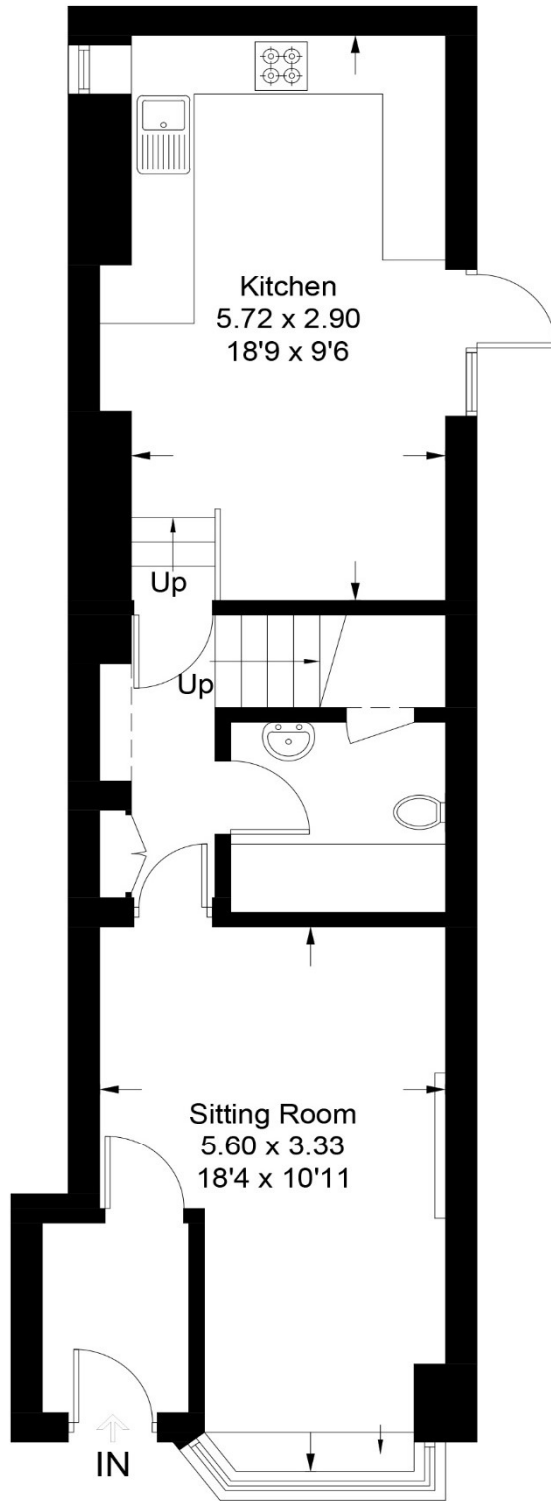
IMPORTANT NOTICE

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.

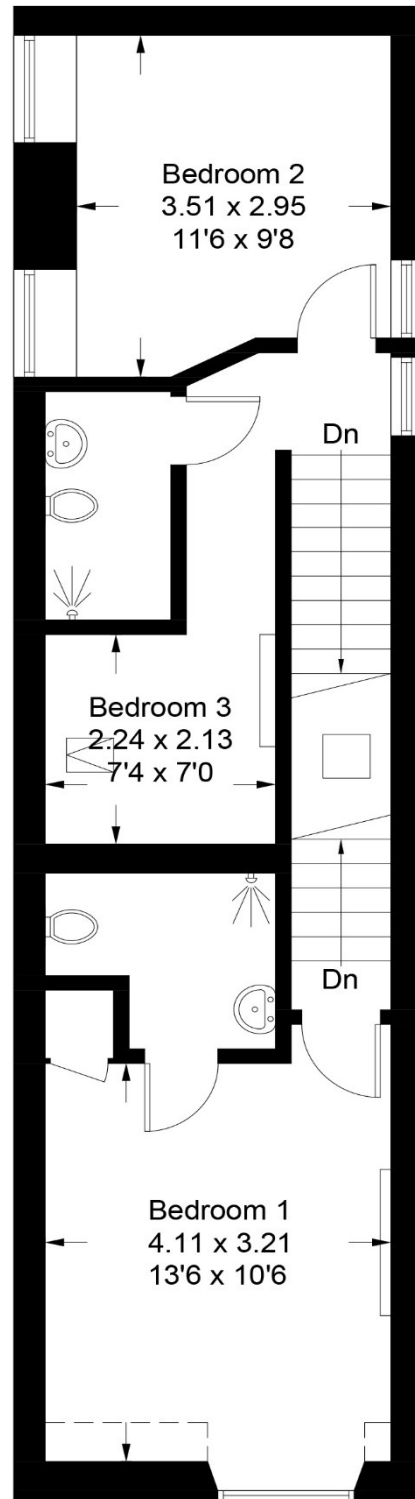
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= Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

Approximate Gross Internal Area = 95.3 sq m / 1026 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID859680)

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