



Little House 29 Sheep Street, Shipston-on-Stour, Warwickshire, CV36 4AE

- No onward chain
- Town house with character and charm
- Grade II listed with a courtyard garden
- Arranged over three floors with spacious accommodation
- Open plan living space across the ground floor
- Turn key opportunity, ready to occupy immediately
- Viewing highly recommended



£525,000

No chain. A charming three bedroom grade II listed town house located only a short stroll from the range of independent shops, restaurants and cafes found in Shipston-on-Stour. Further benefits include an open plan kitchen/sitting room, sun room, dining room, principle bedroom with en-suite and interlinking bedrooms on the top floor. Outside to rear is a secluded walled courtyard garden.

ACCOMMODATION

GROUND FLOOR

Opens into an open-plan kitchen and dining room. Inglenook fireplace housing a wood-burning stove, with windows to the front. Kitchen area with a range of bespoke wooden units and worktops over incorporating a double ceramic sink with drainer. A brand new Rangemaster oven with six gas rings. Further Integrated oven with a Siemens electric hob over. Space for a fridge, opening into the sun room with skylight windows, door and further windows to garden. Fitted shelving. Wall-mounted. Gas boiler. Opens into dining room with windows to garden, fireplace housing feature gas fire.

FIRST FLOOR

Landing, the principal bedroom features two sets of fitted double wardrobes, two windows to the front, and fitted shelving. It opens into an ensuite shower room with a shower cubicle, wash hand basin unit with low-level cupboards, and a tiled worktop. There is also a WC, a chrome-heated towel rail, and a window to the rear. Bathroom with sunken bath, separate shower cubicle, window to rear, pedestal washbasin, WC, bidet, chrome heated towel rail, part-tiled walls, and two sets of fitted cupboards: one housing the pressurised water tank, the other housing the washer and dryer.

SECOND FLOOR

Interlinking bedrooms with a dressing area housing range of fitted wardrobes, high-level cupboards and space for desk. Opens into a double bedroom with dual aspect, fitted double wardrobes, wash hand basin unit with tiled worktop.

OUTSIDE

To rear there is a low maintenance brick paved tiered courtyard garden with seating areas, planted beds and mature shrubs. Outside tap and light.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains gas, electricity, water and drainage are connected to the property. Gas central heating. However this should be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

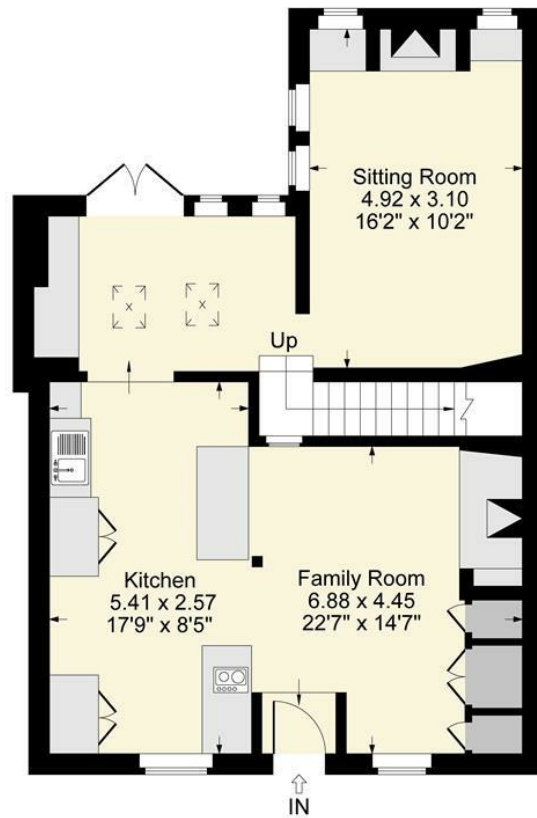
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band D.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

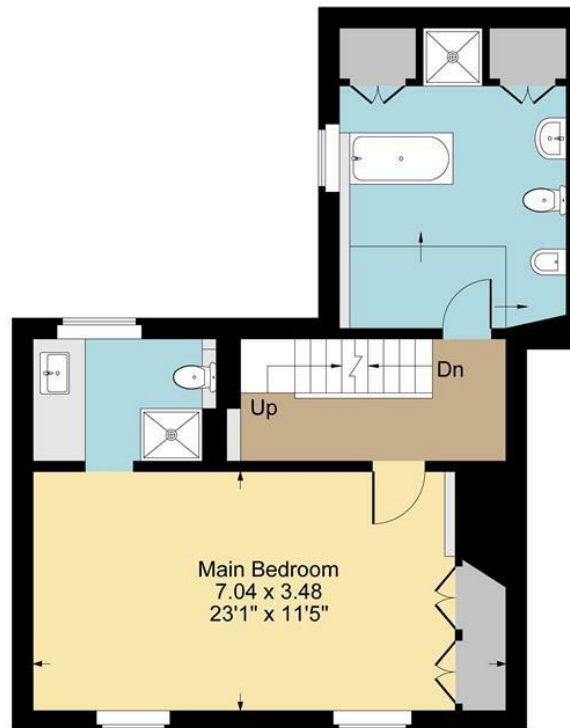
VIEWING: By Prior Appointment with the selling agent.



Little House, 29 Sheep Street, Shipston-on-Stour



Ground Floor



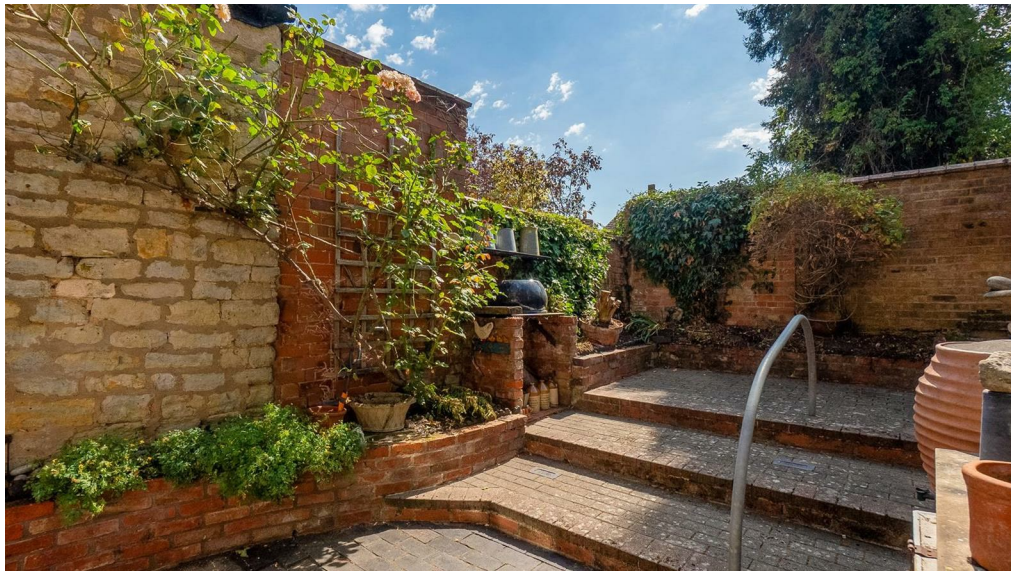
First Floor



Second Floor


 Denotes restricted head height

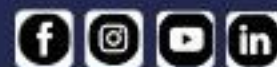
Approximate Gross Internal Area
 Ground Floor = 62.78 sq m / 676 sq ft
 First Floor = 52.03 sq m / 560 sq ft
 Second Floor = 37.24 sq m / 401 sq ft
 Total Area = 152.05 sq m / 1637 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of HMR Homes Limited t/a Peter Clarke in association with Winkworth has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

Multi-award winning offices
serving South Warwickshire & North Cotswolds

13 High Street, Shipston-on-Stour, Warwickshire, CV36 4AB
01608 260026 | shipston@peterclarke.co.uk | www.peterclarke.co.uk



Peter Clarke

an HMR Homes Limited

Winkworth