



Sheep Street, Shipston-On-Stour

Guide Price **£795,000**



Sheep Street

A handsome double fronted, Grade II listed four-bedroom home, occupying a prime position on one of the most sought-after streets in Shipston-on-Stour. Beautifully renovated throughout, this exceptional period property enjoys a private south-facing rear garden with a home office and is offered to the market with no onward chain.

This impressive home has been comprehensively refurbished to a high standard, combining contemporary comforts with a wealth of original period features that enhance its charm and character.

The welcoming entrance hall, finished with elegant oak herringbone flooring, immediately sets the tone for the quality found throughout. Ornate archways lead into two beautifully proportioned reception rooms, both flooded with natural light from large bay windows. One reception room features a reclaimed stone fireplace and opens via an archway with steps leading to the newly fitted kitchen/breakfast room. Thoughtfully designed for modern living, the kitchen boasts quartz worktops, an induction hob, an electric oven, an integrated dishwasher and a central breakfast island.

An original flagstone floor continues through to the rear of the property, where there is a downstairs cloakroom, a separate utility room and access to the cellar, providing excellent wine storage or additional storage space.





A wide staircase with a beautifully restored mahogany banister rises to a spacious, light-filled first-floor landing, offering an ideal reading area or study space. The generous principal bedroom benefits from an en-suite bathroom with a shower over the bath. Two further double bedrooms and a stylish shower room complete the first floor. On the second floor is a characterful double bedroom with exposed beams.

To the side of the property, a private walkway leads to the rear garden and the detached home office/studio, making it ideal for those working from home or seeking a creative workspace. The south-facing courtyard provides a wonderful setting for al fresco dining, with steps leading to a further lawned garden beyond. Permit parking is available on Sheep Street for £25 per car, per year.

Throughout the home, exposed beams, original stonework and carefully preserved period details create a warm and inviting atmosphere, while stylish panel radiators complement the property's historic character. Having remained in the same ownership for over 40 years, this is a rare opportunity to acquire a beautifully restored period home that seamlessly blends timeless elegance with modern convenience.

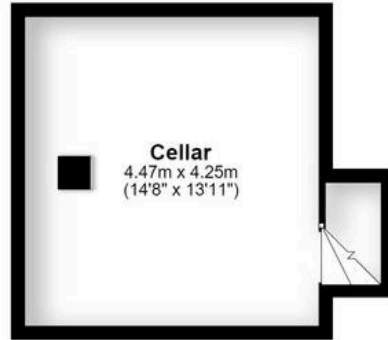
Council Tax band: D

Tenure: Freehold



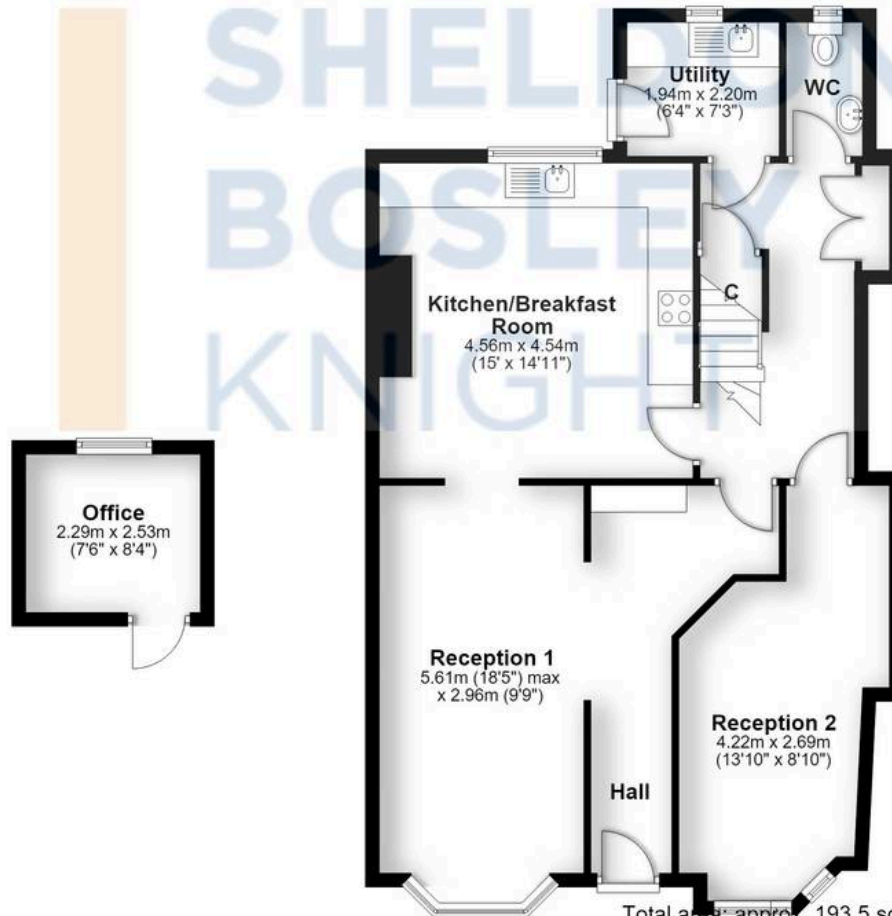
Basement

Approx. 20.3 sq. metres (218.5 sq. feet)



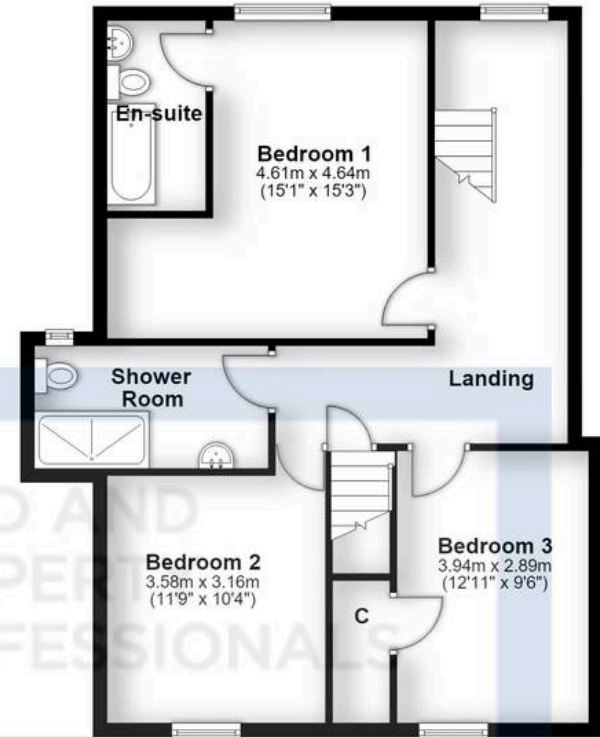
Ground Floor

Approx. 86.5 sq. metres (931.0 sq. feet)



First Floor

Approx. 72.5 sq. metres (780.8 sq. feet)



Second Floor

Approx. 14.2 sq. metres (152.6 sq. feet)



Total area: approx. 193.5 sq. metres (2082.9 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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Disclaimer:

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

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.