



River Way, Shipston-On-Stour, CV36 4RD

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

This light and spacious four-bedroom detached house is situated in an elevated position, offering stunning views of the open countryside and Brailes Hill. It features a southerly-facing garden, a double garage, with private parking in front.

The accommodation is spread across three floors, providing ample and versatile living space. Upon entering, you are welcomed with a full-height window that allows plenty of light to flood in. The ground floor includes a kitchen/breakfast room with sliding doors leading to the terrace and garden. The kitchen is equipped with a range of units, an electric oven, a gas hob, a built-in microwave, a dishwasher, and a fridge. The utility room has a side door leading outside. Also on this level is the fourth bedroom, currently used as a snug. A stylish shower room is located on the opposite side of the hall, along with a handy understairs cupboard.

On the first floor, the sitting room features two pairs of sliding doors that open onto a balcony with far-reaching views. There is also a spacious dining room and a study, as well as a useful storage cupboard.

The second floor features the main bedroom, which includes large windows to enjoy the view. It features built-in wardrobes and a modern en-suite bathroom with a shower over the bath. There are two other double bedrooms, one of which also includes built-in wardrobes. A modern shower room with a large walk-in shower is accessible from the landing.



## Key Features

- Beautiful Countryside Views
- 4 Double Bedrooms
- Study
- 3 Modernised Bath/Shower Rooms
- Kitchen Breakfast Room with Doors to the Garden
- Sitting Room with Doors onto Balcony to Enjoy the Views
- Fantastic Storage
- Beautiful Gardens with Access to River Paddock
- Double Garage
- Private Driveway & Gated Entrance



**Price Guide  
£690,000**

## Outside Space & Grounds

Outside, the southerly-facing rear garden boasts a large patio framed by wisteria at the back of the house. An electric awning creates an ideal al fresco dining area, providing shade from the midday sun. The lawn extends to another terrace, bordered by mature plants on either side. At the bottom of the garden, a pedestrian gate offers access to a shared riverside paddock owned by the seven properties that back onto it. The residents are all directors of the company managing the land, and the vendor currently contributes approximately £320 per year for the mowing, maintenance and insurance for the paddock.

From the moment you approach the property, you will experience a real sense of privacy, thanks to the gated entrance beside the double garage. A beautifully planted terrace leads from the driveway to the front door and along the side of the house to the garden. The property includes a detached double garage, with private parking available in front.

Having been lovingly maintained by the current owners for over 30 years, this magnificent home has fantastic space and storage both inside and out, updated bath/shower rooms and beautiful views and gardens.

## Shipston on Stour

The market town of Shipston on Stour, located in South Warwickshire, is an excellent choice for those who want to have easy access to a variety of amenities. The town has a rich history as an important sheep market town and is also known as 'Sheep-wash-Town'. It has flourished over the years as a thriving working town and boasts a range of facilities, including a number of independent shops, pubs, restaurants, and community-led services. The town has a primary and a secondary school, a medical centre, two dentists, a town hall, a scout hut, and many other amenities, including a variety of sports clubs. The town also hosts several events throughout the year, such as the Shipston Wool Fair, craft markets, Shipston Proms, and Victorian Evening. The main centres for the area are Stratford upon Avon (11 miles), Banbury (14 miles), Warwick (17 miles), and Leamington Spa (18 miles). A mainline rail service to Oxford/London is available from the Cotswold town of Moreton in Marsh (7 miles).

## Additional Information

Tenure: We understand that the property is for sale Freehold.

Local Authority: Stratford-On-Avon District Council

Council Tax Band: G

EPC Rating: TBA

Share of River Meadow: Contribution towards Lawn Mowing approx. £320 per annum.

Interested parties are advised to make their own enquiries and investigations before finalising their offer to purchase

## Agents Notes

(i) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

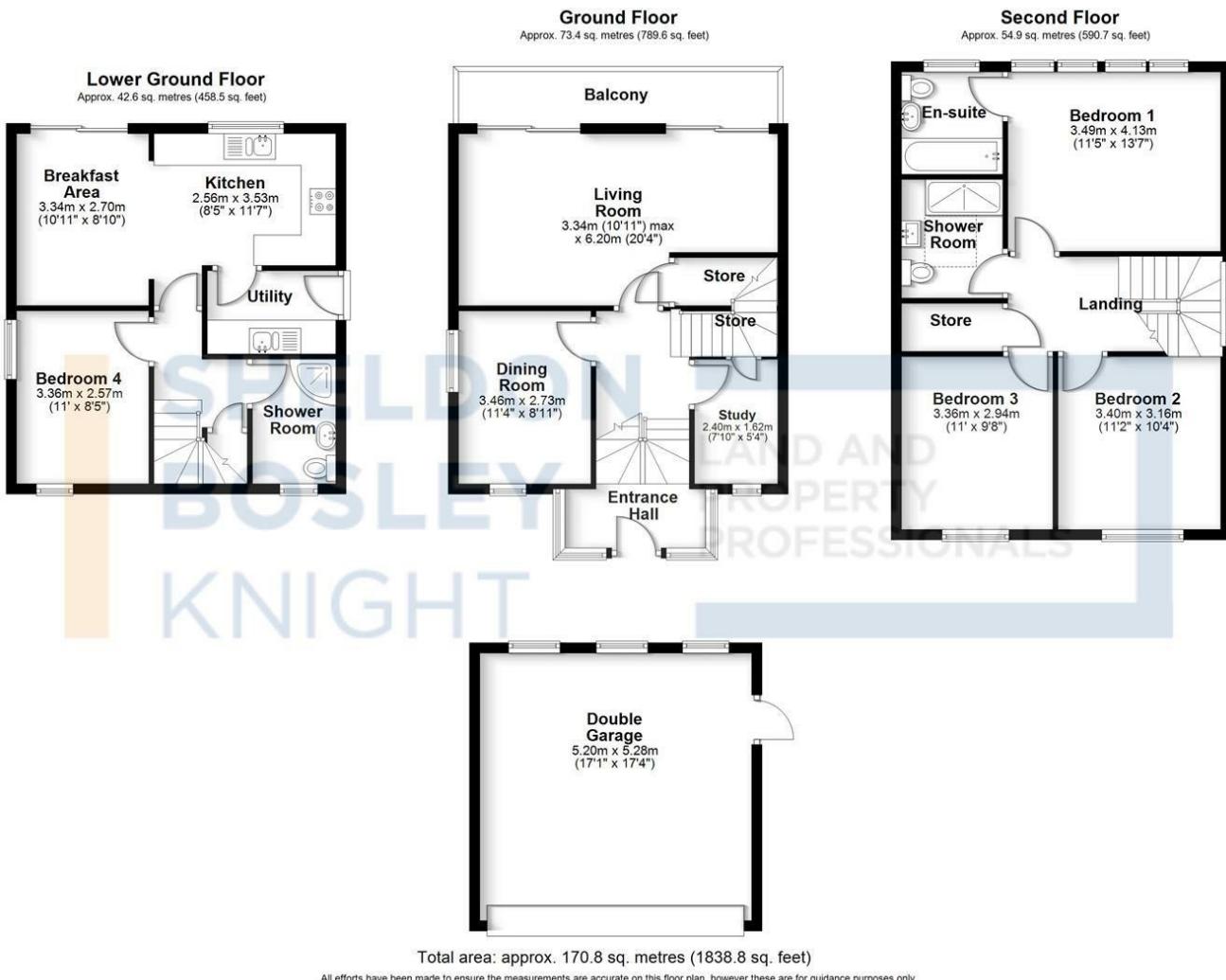
(ii) Floorplans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.







# Floorplan



EPC Rating - D

Tenure - Freehold

Council Tax Band - G

Local Authority  
Stratford on Avon District

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

# Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

[sheldonbosleyknight.co.uk](http://sheldonbosleyknight.co.uk)



SALES

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