



**Batsford Flats, Whatcote, CV36 5ED**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

An Excellent and Well Proportioned Two-Bedroom Ground Floor Apartment with Front and Rear Gardens in an Attractive Village Setting.

Occupying a desirable position within the sought-after village of Whatcote, this spacious two-bedroom ground floor apartment offers a rare combination of indoor comfort and private outdoor space. With its own front and rear gardens, communal parking just outside the property, and well-balanced accommodation throughout, this home will appeal to first-time buyers, downsizers and investors alike.

The apartment is accessed via a private entrance into a welcoming hallway that leads through to the main living areas. The living room is light and inviting, with a pleasant outlook over the rear garden and direct access to the south-west facing outdoor space.

The kitchen is positioned just off the living area and offers a practical and functional layout, with fitted cabinetry, worktop space, and room for appliances. The apartment also features a large double bedroom with built in wardrobe and a second bedroom. A modern family bathroom serves both bedrooms and is fitted with a bath and overhead shower.

Outside, the property benefits from a private front garden as well as a fully enclosed rear garden with separate access that enjoys a sunny south-westerly aspect. Communal parking is located immediately outside the apartment, adding convenience for residents and visitors.

Tucked away in the heart of this attractive village, the property is within easy reach of nearby towns such as Kineton and Shipston-on-Stour, offering local amenities, schools and transport links. This is an excellent opportunity to enjoy village living in a home that offers both comfort and convenience.







## Key Features

- South-West Facing Rear Garden
- Spacious Two-Bedroom Ground Floor Apartment
- Private Front and Rear Gardens
- Light-Filled Living Room with Garden Access
- 611 Square Feet
- Communal Parking Directly Outside the Property
- Fitted Kitchen with Practical Layout and Storage
- Local Amenities and Transport Links
- Located in the Peaceful Village of Whatcote
- Ideal for First-Time Buyers, Downsizers or Investors

**Offers Over  
£175,000**



### Whatcote

Whatcote is a charming and peaceful rural village nestled in the South Warwickshire countryside, a short distance from Shipston-on-Stour and within easy reach of Stratford-upon-Avon and Banbury. The village offers a welcoming sense of community centred around its historic Church of St Peter and the popular Royal Oak pub, renowned for its warm atmosphere and excellent food. Surrounded by rolling farmland and scenic walking routes, Whatcote provides a true taste of country life while remaining close to everyday amenities in nearby towns.

### Additional Information

Tenure: We understand that the property is for sale with a Leasehold.

Lease Length of 125 years Commencing from 16/11/1997. 96 Years Remaining.

Local Authority: Stratford-On-Avon District Council

Council Tax Band: A

EPC Rating: E

Mains water, drainage, electricity are connected to the property.

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

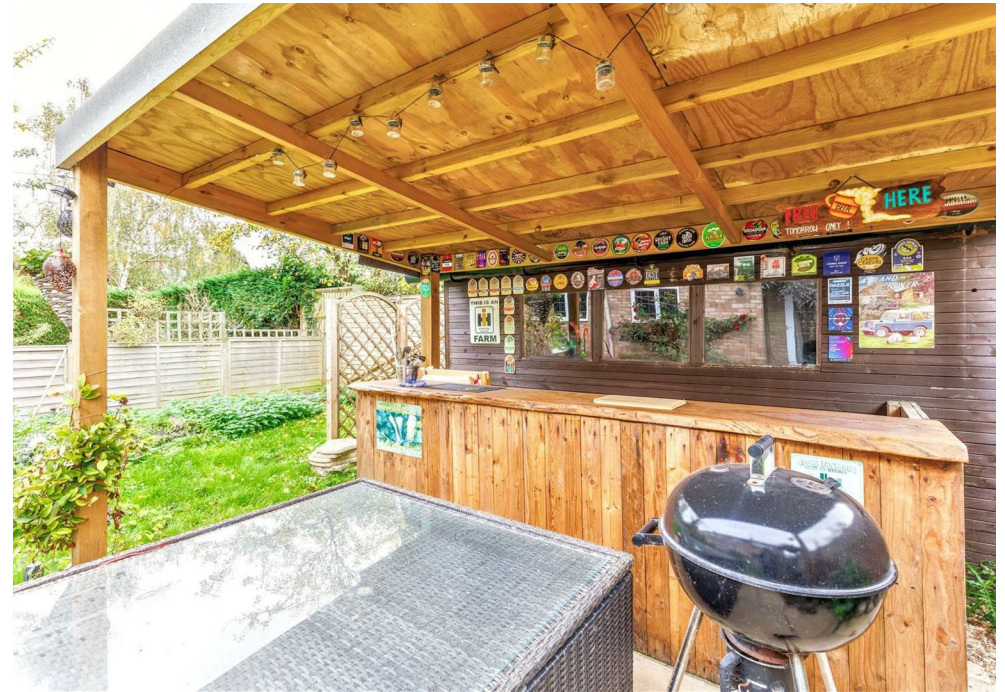
### Management Fee

There is a management fee of £256.65 per quarter which is payable to Orbit Management Company. This charge covers the maintenance of the drainage, roof, guttering and building works on the property. There is a £10 per annum ground rent payable to Orbit Management Company.

### 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.









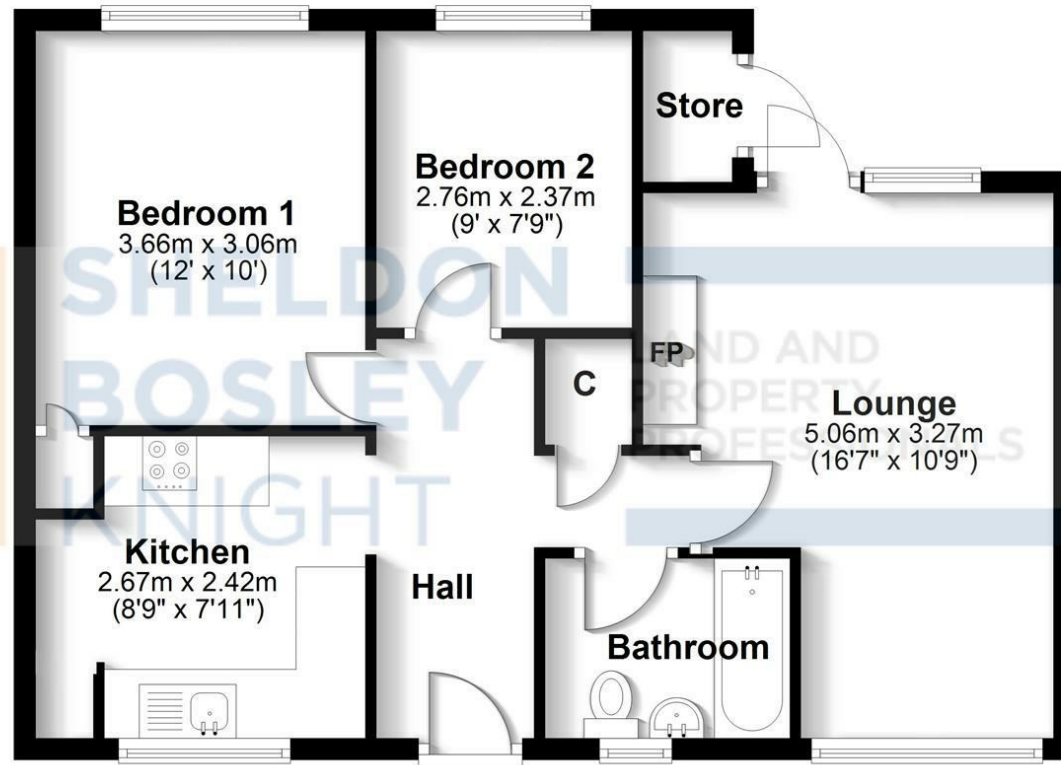




# Floorplan

## Ground Floor

Approx. 56.8 sq. metres (611.7 sq. feet)



Total area: approx. 56.8 sq. metres (611.7 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.



EPC Rating - E

Tenure - Leasehold

Council Tax Band - A

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

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

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

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

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

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

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

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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