



**Carson Close, Stretton On Fosse, GL56 9SJ**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

A beautifully positioned four-bedroom house sitting on an elevated corner plot in this popular village, featuring mature gardens, countryside views, a tandem garage, and a driveway.

Stepping inside you are greeted by an entrance hall with a useful understairs cupboard. To the right, there is a bright sitting room with large windows that showcase the views, and a patio door leading out to a side terrace. Stairs from the sitting room lead to a separate en-suite double bedroom with built-in wardrobes ideal for guests to enjoy their own space.

The dining room features large patio doors that open to the rear patio and gardens, which in turn lead to the kitchen. The kitchen is equipped with a wide range of units, including an integrated fridge. There is also a door leading to a large utility room with two useful larger store cupboards, as well as an additional door to the garden.

The main staircase leads to two double bedrooms with built-in storage, a shower room, and a fourth room that is ideal as a study or single bedroom.

Outside, the patio wraps around two sides of the house, with raised flower beds leading up to a large lawn accessed via steps and edged with mature borders filled with beautiful shrubs and flowers. There is a greenhouse, a productive fruit cage plus a gate leading to the side terrace which is a tranquil spot to sit and admire the views. The tandem garage has access via the up-and-over door and also a useful rear door from the garden.

Situated in this fantastic community village, the property is offered for sale with no onward chain.





## Key Features

- NO ONWARD CHAIN
- 4 Bedrooms - 2 Bathrooms
- Elevated Corner Plot with Views
- Sitting Room with Views
- Dining Room with Patio Doors to Garden
- Kitchen with Large Utility
- Community Village
- Mature Gardens
- Tandem Garage and Driveway
- Community Village with Pub

**Offers Over  
£400,000**

### Stretton on Fosse

Situated on the edge of the North Cotswold Hills in a very attractive area of countryside along the Warwickshire/Gloucestershire border. The village lies off to the west of the well known Fosseway (A429) and is therefore located away from through traffic. It enjoys an historic village church and Inn - The Plough, whilst the two neighbouring towns of Shipston on Stour and Moreton in Marsh are both about 4 miles away offering a wide range of amenities including good schools. From Moreton in Marsh there is also a mainline rail service to London Paddington. Other centres in the vicinity include Stratford upon Avon 14 miles, Warwick 20 miles, Banbury 18 miles, Chipping Campden 5 miles and Cheltenham 26 miles.

### Additional Information

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

Local Authority: Stratford-On-Avon District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band E

EPC Rating: E

Mains water, drainage, and electric are connected to the property. The property has oil fired central heating.

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.



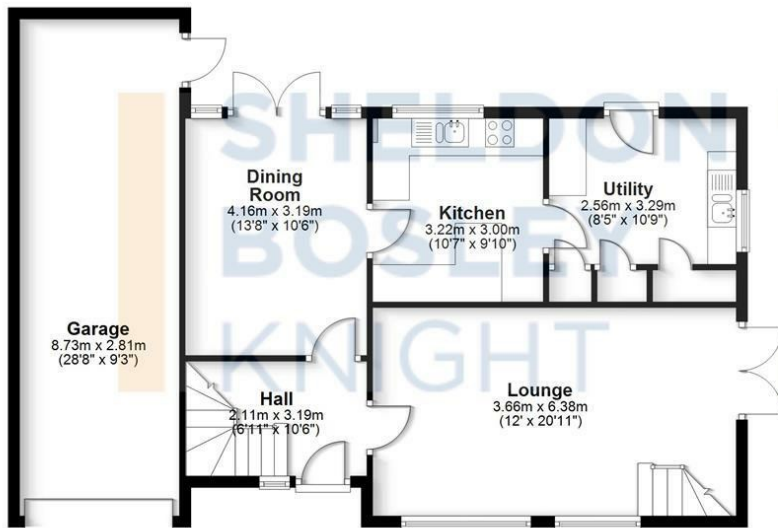




# Floorplan

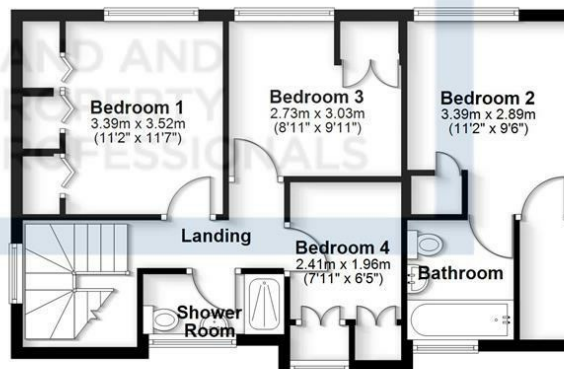
## Ground Floor

Approx. 90.7 sq. metres (975.8 sq. feet)



## First Floor

Approx. 54.7 sq. metres (588.6 sq. feet)



Total area: approx. 145.3 sq. metres (1564.4 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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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

LETTINGS

PLANNING &  
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LAND

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HOMES

BLOCK  
MANAGEMENT

RURAL



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