



Oldbutt Road, Shipston-On-Stour, CV36 4EG

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

\*\*\*THREE BEDROOM FAMILY HOME SITUATED IN A POPULAR & SOUGHT AFTER LOCATION. MORE PHOTOS & DETAILS TO FOLLOW\*\*\*

An extended and attractively presented three bedroom detached home situated in a popular location within touching distance of the Shipston-on-Stour town centre.

The property briefly comprises of; entrance hall, downstairs shower room, study area, spacious reception room, fitted kitchen / breakfast room, conservatory with double doors to the rear garden, dining room and utility room. On the first floor are three generous bedrooms and the main bathroom benefiting from a bath and shower.

Outside to the rear is a delightful low maintenance garden with patio area, summer house with electric and lighting, garden shed also with electric and lighting, and side access to the front aspect. To the front is a generous driveway overlooking a delightful green area.

The property further benefits from mains gas central heating and UPVC double glazing throughout.

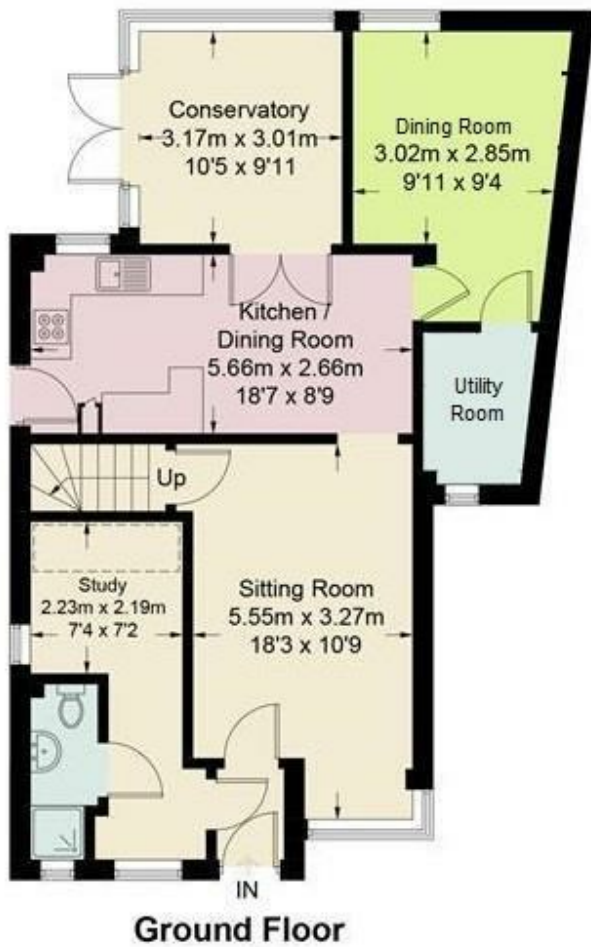





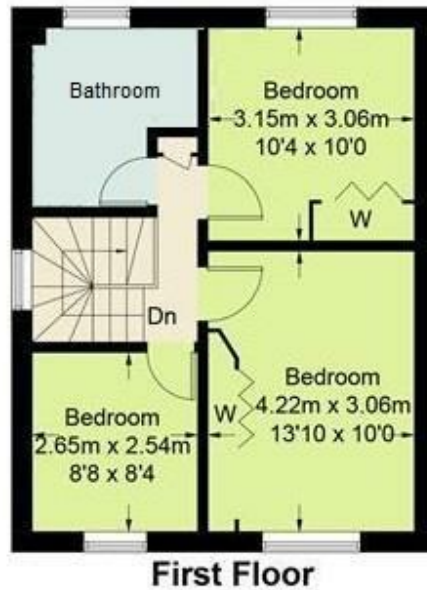
## Key Features

- SPACIOUS THREE BEDROOM DETACHED HOME
- TWO GENEROUS RECEPTION ROOMS & CONSERVATORY
- FITTED KITCHEN / BREAKFAST ROOM
- SEPARATE UTILITY ROOM
- MAIN BATHROOM BENEFITTING FROM BATH & SHOWER,
- DOWNSTAIRS SHOWER ROOM
- ENCLOSED REAR GARDEN
- SUMMER HOUSE & GARDEN SHED WITH POWER & LIGHTING
- UPVC DOUBLE GLAZING & GAS CENTRAL HEATING THROUGHOUT
- EPC RATING = C





 = Reduced headroom below 1.5m / 5'0"



Approximate Gross Internal Area = 118.5 sq m / 1275 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.  
 FloorplansUsketch.com © 2022 (ID371929)

# 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 &  
ARCHITECTURE

COMMERCIAL

STRATEGIC  
LAND

NEW  
HOMES

BLOCK  
MANAGEMENT

RURAL



DISCLAIMER

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