



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

# Property Description

A well-presented four-bedroom detached home, nestled at the end of this popular road. The property has been extended and refurbished, enjoying well-proportioned and spacious accommodation.

The accommodation briefly comprises: reception hallway with staircase to the first floor, cosy living room, kitchen, spacious dining room / family room, downstairs wash room and utility room. On the first floor are three double bedrooms, a single fourth bedroom and main bathroom. The principle bedroom includes a generous dressing area and en-suite shower room.

Externally, there is a private rear garden which is mainly laid to lawn and includes a sitting area and side storeroom. To the front is a private driveway.

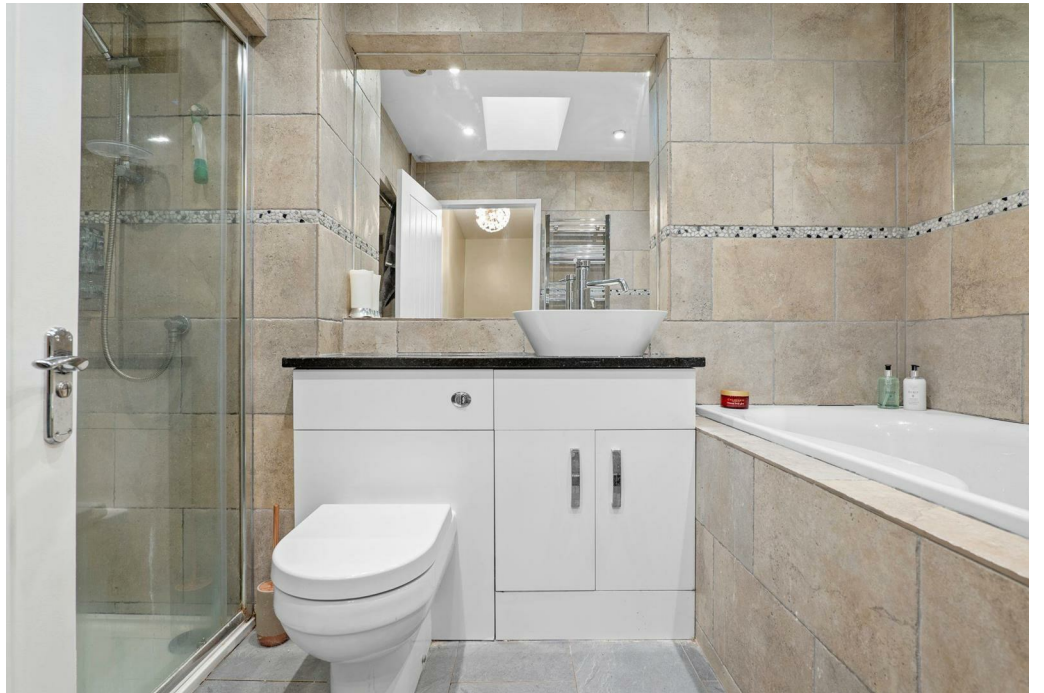
Other benefits include gas central heating and UPVC double glazing throughout.





## Key Features

- FOUR BEDROOM DETACHED HOME
- GENEROUS REAR RECEPTION ROOM
- COSY LIVING ROOM
- KITCHEN
- MAIN BATHROOM & DOWNSTAIRS WASH ROOM
- PRINCIPLE BEDROOM WITH DRESSING ROOM & EN-SUITE SHOWER ROOM
- TIDY REAR GARDEN
- DRIVEWAY
- SOUGHT AFTER LOCATION
- EPC = C





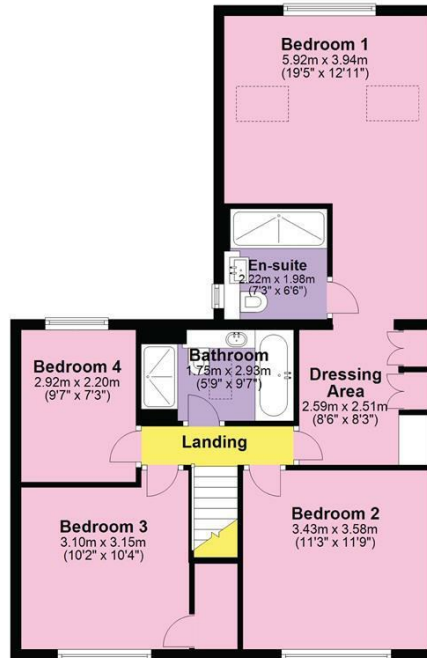
### Ground Floor

Approx. 79.5 sq. metres (855.5 sq. feet)



### First Floor

Approx. 71.6 sq. metres (770.8 sq. feet)



Total area: approx. 151.1 sq. metres (1626.3 sq. feet)

DISCLAIMER - Floor plans 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.



# Our Testimonials

"I found the service outstanding from start to finish and always felt that the sale of my house was in good hands. I found Mike Cleary friendly and supportive both in achieving the best result for the sale of my house but also in the purchase of my flat. He had the confidence of both purchaser and the person selling. I trusted his judgement and his integrity."

Frank Duffy

"My property kept being sold then falling through for silly reasons. The advice and patience of the Sheldon Bosley Knight staff kept me sane over the past 21 months especially Karen, Meryl and Mike, they said we'd get there in the end and we did."

Ann Gibbs

"Christian, Chloe and Morgan were fantastic to deal with. Nothing was too much trouble, they were always quick to get answers for us and proactive in making sure the whole process ran efficiently and smoothly. Have already recommended to several people looking to sell. Thanks again!"

Bridie Hind

"Mike went above and beyond what you would expect from an estate agent. Karen was also very good and so was another lady who I spoke to a few times when Karen was away!"

Sian Sharples

"My property proved very challenging and Meryl, Mike and Karen pulled out all the stops working as a professional, competent team. Nothing was ever too much trouble. Highly recommend Sheldon Bosley Knight."

Sue Bold

"Very polite and efficient with good knowledge of the area and the procedures needed to make a sale."

John Boswell, Shipston-on-Stour

"The service we received from Sheldon Bosley Knight was exceptional from start to finish. We would like to say a big thank you to Karen Daniels who went above and beyond to enable a smooth sale for my mum. Thank you, I would highly recommend."

Krystyna Kulpa

"I can't thank Christian, Chloe and the team at Timothy Lea Griffiths enough for all the help and advice they gave to me during the sale of my property. Many people become very stressed during moving house, myself included, however TLG were patient and understanding. They kept me up to date with all ongoing proceedings. I have used TLG in the past and would recommend them to anyone."

Mrs W

"Karen's sales progression skills are quite simply fantastic. She gave sound advice and sought answers with a speed and determination that left us feeling like we were in safe hands."

Victoria Deary

"We received an excellent service from Sheldon Bosley Knight. I explained to Mike on our first meeting that we wanted a quick sale as we'd already found a property and he did exactly what we wanted. The photos and floor plans were done within a couple of days, the brochure looked great and the house was sold within a couple of weeks. Mike and Meryl were great at organising viewings and Karen was fantastic at dealing with everything from offer through to completion."

Ruth Blunt

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

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

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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 and it 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.