



Manor Lane, Shipston-On-Stour, CV36 4EF

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

We are pleased to welcome this five bedroom detached family home situated close to the centre of the historic market town of Shipston-on-Stour.

The property briefly comprises: entrance porch, living room with log burning stove and stairs to first floor, off the living room is a downstairs double bedroom, spacious dining room with sliding doors to the rear garden, downstairs shower room, fitted kitchen, utility room and further room used as an additional bedroom.

On the first floor are two double bedrooms, a single bedroom and family bathroom.

Outside to the rear is a low-maintenance garden bound on all sides with fencing and has a patio area following the rear of the dwelling and gravelled area. The garden also comprises a generous garden room / home office with power and lighting and provides side access to the front. The front includes spacious off road parking for several vehicles with access into the converted garage used for storage.

The property also includes UPVC double glazing and mains gas central heating throughout.





Key Features

- SITUATED IN A POPULAR LOCATION
- FIVE BEDROOMS
- DETACHED FAMILY HOME
- SPACIOUS LIVING ROOM
- GENEROUS KITCHEN / DINING ROOM
- SEPARATE UTILITY ROOM
- TWO GROUND FLOOR BEDROOMS & THREE FIRST FLOOR BEDROOMS
- FAMILY BATHROOM
- LOW-MAINTENANCE GARDEN WITH GARDEN ROOM/HOME OFFICE
- EPC = D

Guide Price
£450,000

Agents Note

(i) Estate Agents Act (1979) - Declaration of Interest. The Vendor of this property is an employee of Sheldon Bosley Knight within the meaning of the Estate Agents Act and declaration to that effect is hereby made in accordance with Section 21 of that Act.

(ii) 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.

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 D.

EPC Rating: D





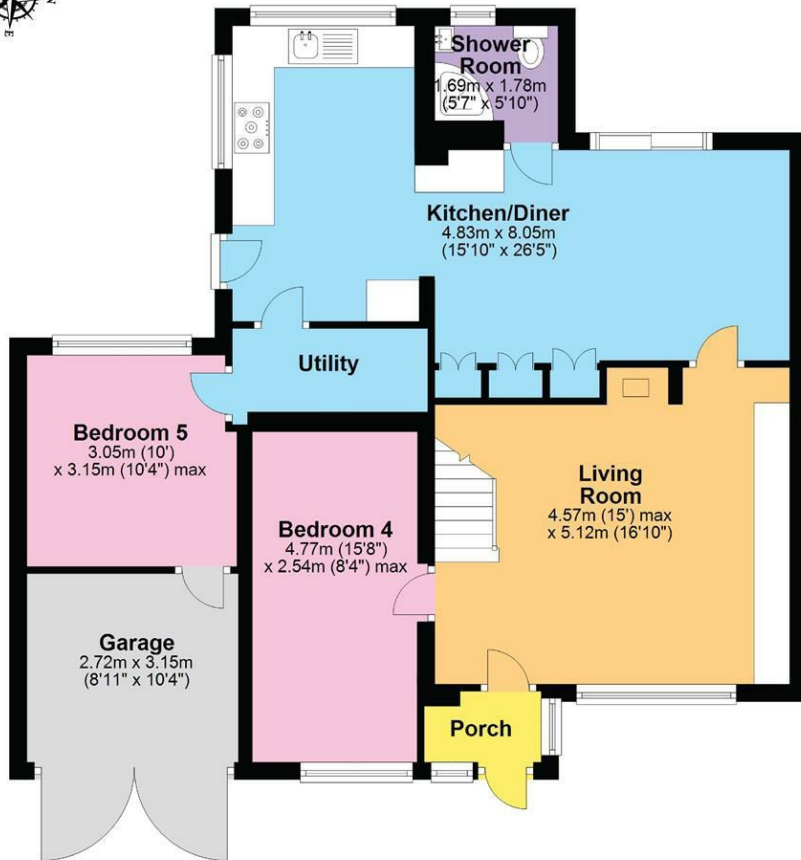


Floorplan



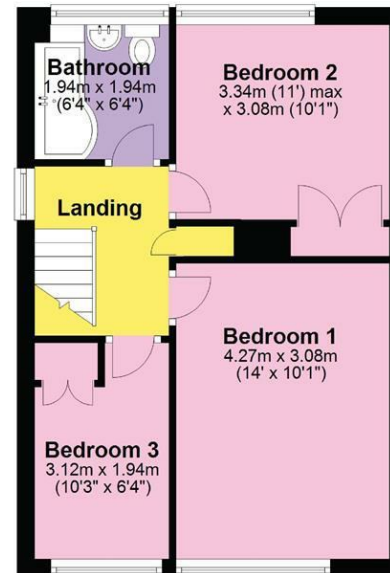
Ground Floor

Approx. 92.9 sq. metres (1000.2 sq. feet)



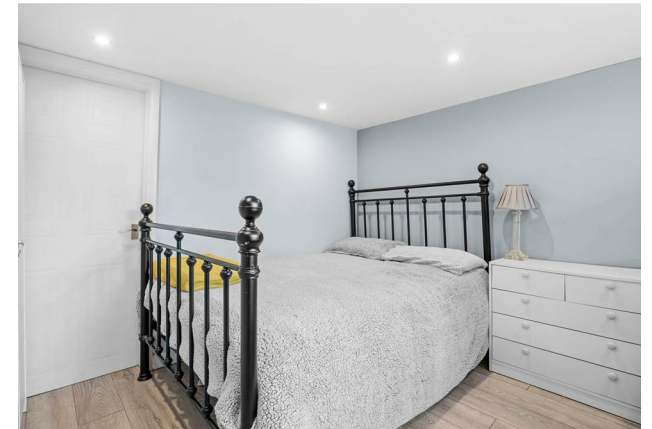
First Floor

Approx. 39.5 sq. metres (425.2 sq. feet)



Total area: approx. 132.4 sq. metres (1425.4 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.



EPC Rating - D

Tenure - Freehold

Council Tax Band - D

Local Authority
Stratford-On-Avon District Council

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



SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
LAND

NEW
HOMES

BLOCK
MANAGEMENT

RURAL



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.