



Offers in Excess of £405,000

A stone built Mid-18th Century Grade II listed, four-bedroom property believed to have been part of the former dairy. The accommodation offers lots of character and period features laid out over three floors with private courtyard garden to the rear.
NO ONWARD CHAIN





Enter via the reception/dining hall which leads to a spacious sitting room with feature fireplace. There is a window in the back wall overlooking the kitchen which has been extended to the rear to form a breakfast/family area with bi-fold doors opening on to the garden and boasting a lovely roof lantern which floods the area with light, there is a beautiful slate floor throughout with under floor heating. Upstairs there is a large bathroom with a free-standing bath and a walk-in rain shower again with under floor heating. There are two bedrooms on this level whilst stairs lead from the landing to the second floor where there are two further bedrooms in the eaves featuring exposed ceiling beams set into the vaulted ceilings. The property was listed in 1952 and boasts a `sun` County Fire Mark along with a covenant that disallows the entry of cows into the property.

Outside

Outside there is a private paved courtyard enclosed by brick walls and timber gates allowing vehicular access if required.

Short stay street parking outside of the property. Long term parking permits may be available from the Stratford District Council subject to checking with the relevant council department.

Neighbourhood

The property is situated on Church Street at the centre of Shipston on Stour and is within walking distance of a large range of amenities including Public houses and shops.

Location

The property is close to the beautiful Cotswold towns of Moreton-in-Marsh and Chipping Norton and Stratford-upon-Avon so there is easy access to a full range of shops, supermarkets, services and sports facilities.

There is a main line railway station at Moreton-in-Marsh. The train services run south-east to Oxford, Reading and London; and north-west to Worcester and Hereford.

The Fosse Way (A429) through Moreton and Stow links south via the A40 to Cheltenham (20 miles), and north to the M40,



Leamington and Coventry.

Situation & Property Information

Tenure Freehold
Council Tax Band D £2120.95p
EPC Rating Exempt
Sales pack available on request

Viewings

Strictly by appointment only.

Reservation Agreement

A Reservation Agreement is available with this property to provide security once your offer has been accepted. Please ask us for more information.

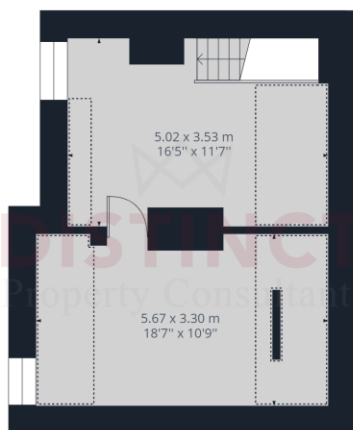
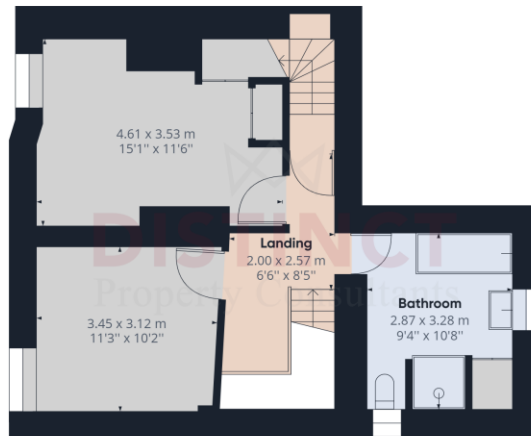
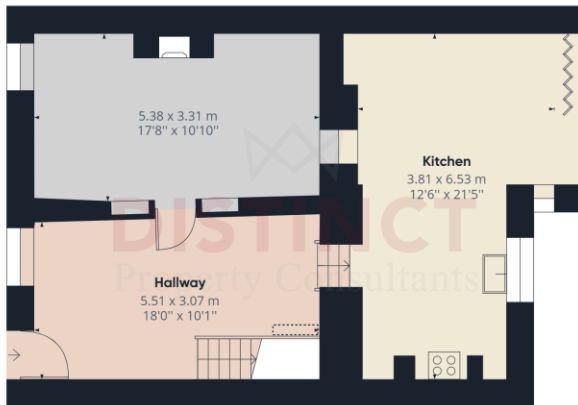
Agents` Disclaimer

Distinct Property Consultants is the seller`s agent for this property. We always obtain detailed information from the seller to ensure the information provided is as accurate as possible however Your legal representative is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

Distinct Property Consultants have not tested any apparatus, equipment, fixtures, fittings, or services. It is the tenant (s)` interests to check their working condition.

To comply with anti-money laundering regulations, buyers will be asked to provide proof of ID and proof of address as well as proof of funds.

Distinct Property Consultants also offer Lettings and Property Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call us on the number shown above. We are an accredited by the UK leading professional body Propertymark ARLA and NAEA.



Approximate total area⁽¹⁾

1465.20 ft²
136.12 m²

Reduced headroom

138.14 ft²
12.83 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

- Grade II Listed
- Four Bedrooms
- Dining Hall
- Sitting Room
- Kitchen/Breakfast/Family Room
- Bi-Fold Doors
- Large Bathroom
- Gas Central Heating
- Enclosed Courtyard
- Vehicular Access