



2 Barrett Place, Shipston-On-Stour

Shipston-On-Stour

Guide Price **£375,000**

 **JONES &
ASSOCIATES**

BESPOKE ESTATE AGENCY



2 Barrett Place

Shipston-On-Stour, Shipston-On-Stour

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

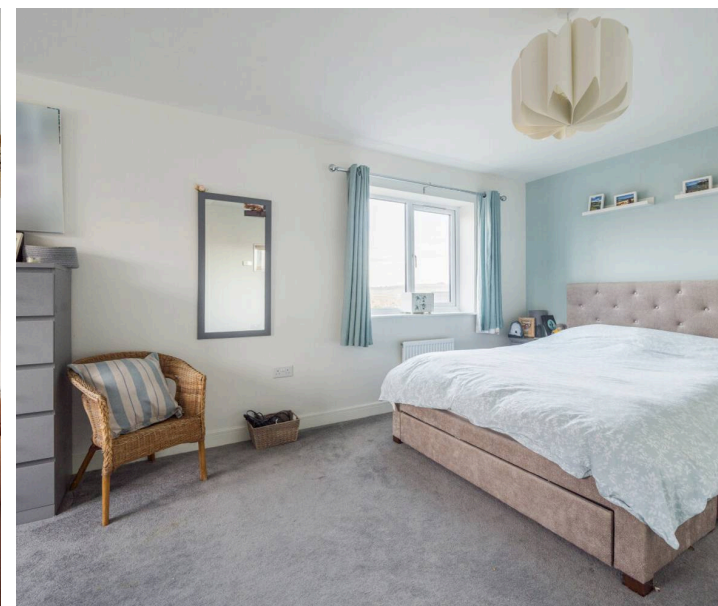
EPC Environmental Impact Rating: B

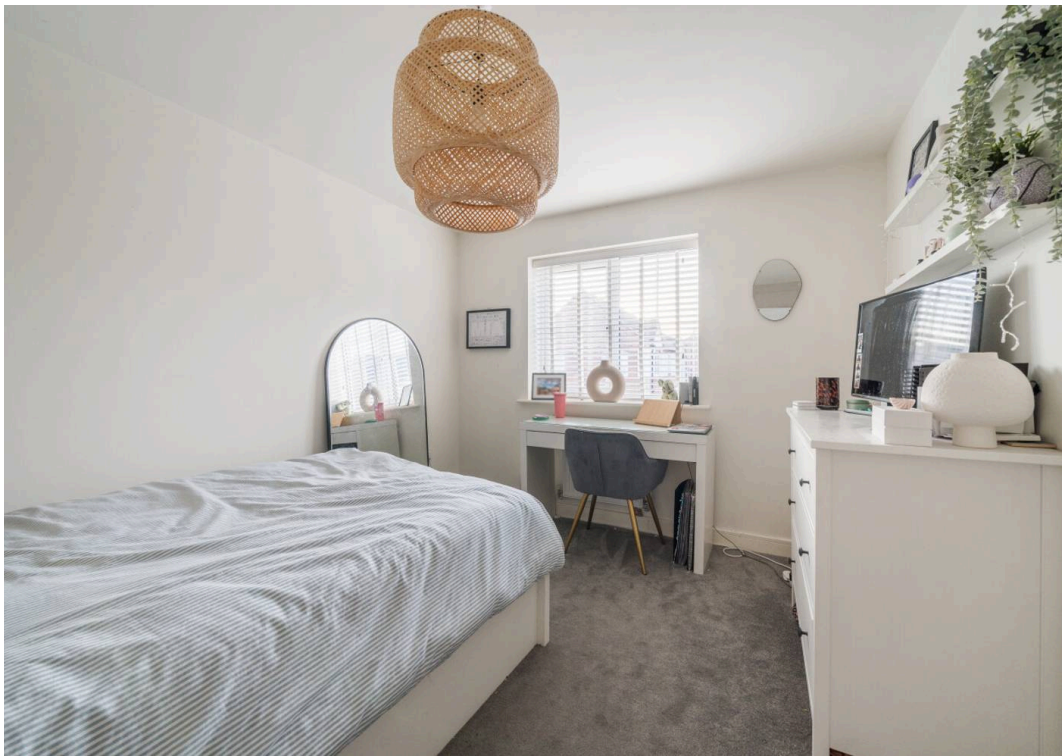


This family home offers generous proportions throughout and has been lovingly maintained by the current owner. The heart of the house is the Breakfast-Kitchen which extends to almost 20 ft. Due to it's orientation this room is often flooded with natural light and is conveniently served by a utility room. With the expected modern appliances, downlighters, and space for large table and chairs this room is tailor made for modern day family living. The entrance hall separates the kitchen from the equally spacious reception room which is dual aspect and overlooks the private walled garden which is access via French Doors off of the reception room. There's useful storage cupboards and a downstairs w.c. too.

The first floor consists of three bedrooms, with the principle bedroom running the width of the house and offering lovely countryside views (pictured) as well as having fitted wardrobe space, the principle bedroom is also serviced by a shower room en-suite. There are two further bedrooms and a main bathroom.

Furthermore the property benefits from being on a corner plot. This provides many of the rooms with a dual aspect giving a sense of natural light. Externally it also benefits from a larger than average walled garden with secure off road parking for multiple vehicles accessible through the rear gate.

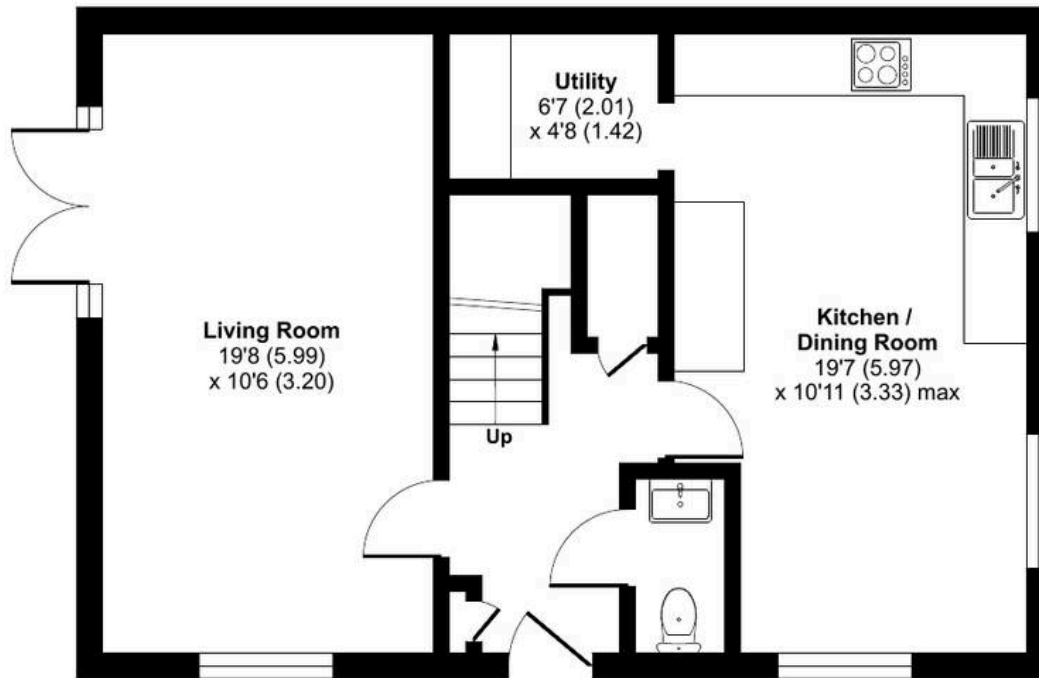




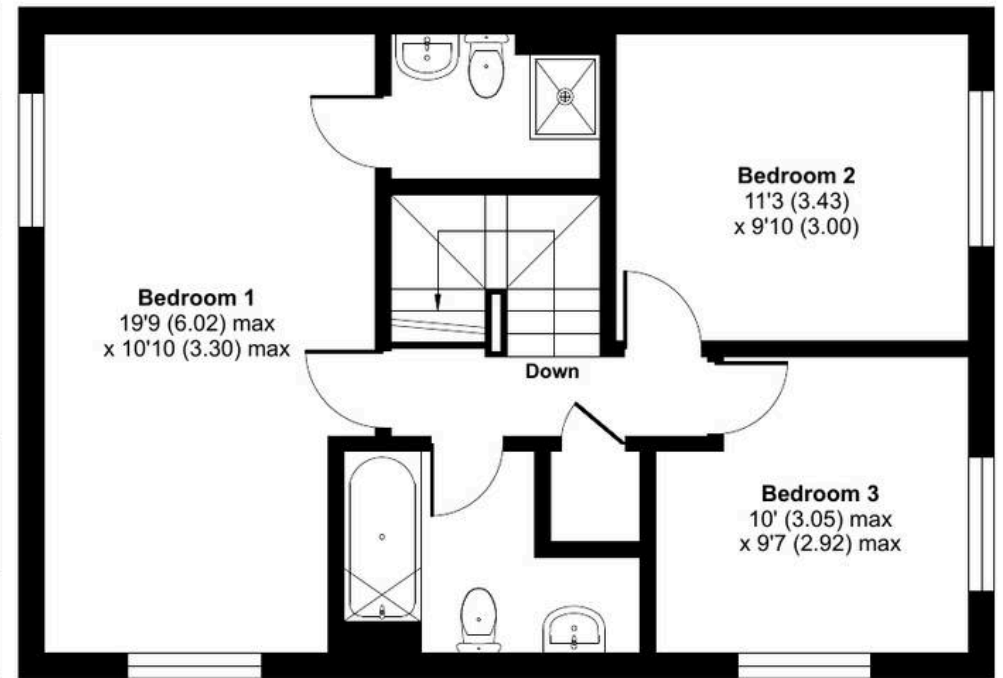
Barrett Place, Shipston-on-Stour, CV36

Approximate Area = 1160 sq ft / 107.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Jones & Associates

14 Bridge Street, Pershore - WR10 1AT

01386 291010 • info@jjaa.co.uk • www.jjaa.co.uk/

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