



Shotteswell,  
Warwickshire



## Shotteswell, Warwickshire

A Sympathetically Modernised Grade II Listed Property with a Large Rear Garden and Well Laid Out Accommodation Steeped in Charm and Character.

Shotteswell is a village and civil parish in the Stratford Upon Avon district of Warwickshire. The population of the civil parish at the 2011 census was 221. The parish is bounded on three sides by Oxfordshire and is about and is about 4 miles (6 km) north-west of Banbury.

### \*\*AGENTS NOTE\*\*

The current owners have secured a quote for an overhaul of the thatched roof. This is assessed to be around £15,000.



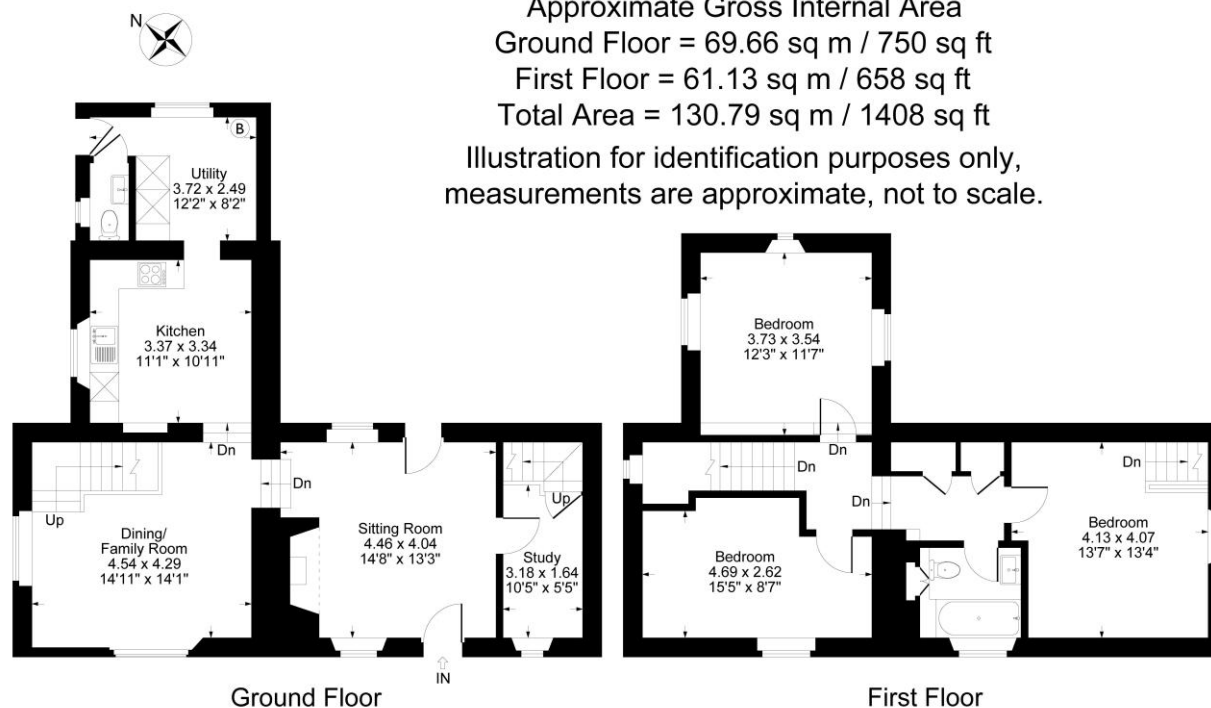




## The Property Briefly Comprises of:

- Grade II Listed
- Dining Room
- Living Room
- Kitchen
- Utility Room
- Cloakroom
- Master Bedroom
- Two Further Bedrooms
- Bathroom
- Study/Office
- Garden

Guide Price: £450,000



**Local Authority:**  
 Stratford Upon Avon

**Council Tax Band:** D

(Subject to change after completion)

**Tenure**

Freehold

**Distances**

Banbury c. 4 miles  
 Stratford Upon Avon c. 18 miles  
 Leamington Spa c. 17 miles  
 Banbury to London Marylebone c. 55 minutes  
 Banbury to Birmingham by rail 50 minutes approximately.

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