

Peter Clarke

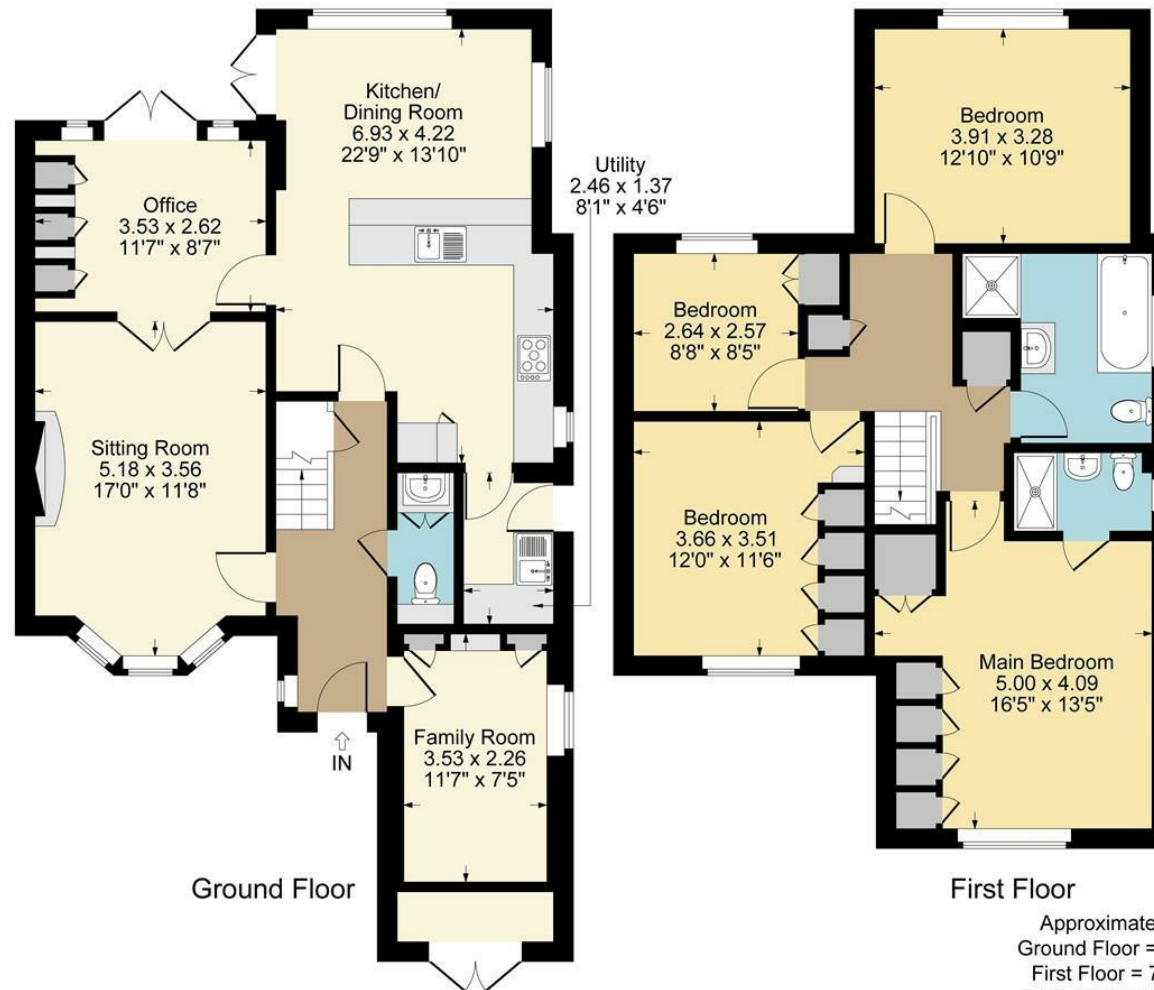
IN ASSOCIATION WITH

Winkworth



39 Campden Road, Shipston-on-Stour, Warwickshire, CV36 4DH

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First Floor

Approximate Gross Internal Area
Ground Floor = 78.06 sq m / 840 sq ft
First Floor = 72.45 sq m / 780 sq ft
Total Area = 150.51 sq m / 1620 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

- Four bedroom detached house
- Two reception rooms and an open plan kitchen dining room.
- Bathroom and ensuite shower room.
- Driveway with parking for several vehicles
- Landscaped garden with pergola seating area
- Utility room
- Viewing highly recommended



£585,000

An extended and much improved four bedroom detached house. Located within walking distance of the town centre. Further benefits include high-quality fixtures and fittings, bespoke joinery and stylish decor. Driveway with parking for several vehicles, garage/store and a landscaped garden with superb pergola seating area.

ACCOMMODATION

ENTRANCE

under stairs storage

CLOAKROOM

Wash hand basin unit with low level cupboard, WC, wooden flooring.

FAMILY ROOM

Window to side, fitted media unit, wooden flooring.

SITTING ROOM

Bay window to front, feature fireplace, engineered oak flooring, double doors to

OFFICE

double doors to garden, bespoke fitted office desk and cabinetry and engineered oak flooring

KITCHEN/DINING ROOM

Range of matching wall and base units with granite worktop over, incorporating one and a half bowl sunken sink with countertop drainer. Wooden breakfast bar. Rangemaster cooker with brushed metal extractor fanhood over. Further integrated oven and a dishwasher. Opens into dining area with windows and door to rear. Tiled flooring throughout.

UTILITY

Door to side, wall and base units with worktop over, incorporating stainless steel sink and drainer. Wooden flooring.

LANDING

Airing cupboard, linen cupboard. Loft hatch with ladder, internal light and partly boarded loft space.

BEDROOM WITH ENSUITE

Window to front, bespoke handmade fitted wardrobes with drawers leading to the ensuite shower room which has an opaque window to side, double width shower cubicle, wash hand basin, WC, chrome heated towel rail. Tiled walls and tiled floor.

BEDROOM

Window to front, range of fitted wardrobes and drawers.

BEDROOM

Window to rear

BEDROOM

Window to rear, fitted double wardrobe

BATHROOM

Opaque window to side, large oval bath, separate shower cubicle, wash hand basin, WC, Chrome heated towel rail. part tiled walls and tiled floor

OUTSIDE

TO FRONT

Tarmacadam driveway leading to a porch, garage/store, approx. 1/4 of the original garage with internal light and shelving. Side gate opens onto paved pathways leading







TO REAR

Patio seating areas, step up to a largely laid to lawn garden with planted beds mature shrubs and trees. A stone chipping and railway sleeper pathway leads to an oak timber framed pergola with decked seating area. Outside lights, tap and power points. Large timber shed. With internal light and power.

GENERAL INFORMATION

TENURE: The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains gas and electricity are connected to the property. However this should be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast Available (Checked on Ofcom Aug26) | Minimum Mobile Coverage: 74% O2 & Vodafone (Checked on Ofcom Aug26)

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band D

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.



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Peter Clarke

AN ASSOCIATE FIRM OF

Winkworth