

Peter Clarke



36 Hawthorn Way, Shipston-on-Stour, CV36 4FD

- Four Bedroom Detached Bryant Home Built in Approx 2000
- 1925sq ft Including the Garage
- Three Reception Rooms
- Three Bathrooms & Ground Floor Cloakroom
- Modern Fitted Kitchen & Utility Room
- Double Garage & Off Road Parking
- Landscaped Rear Garden with Countryside Views



£575,000

A well presented four bedroom detached property situated in an elevated position on a popular development in Shipston on Stour. The current owners have lived there for almost twenty years and are downsizing to a smaller property. They have replaced the original kitchen and both en-suite bathrooms giving the house a more modern 'feel'. They have also added an electric awning to the back of the sitting room to give shade in the afternoon sun. This property benefits from open countryside views to the rear.

ACCOMMODATION

The front door opens into a spacious entrance hall with stairs leading to the first floor. The stairs currently have a stairlift fitted but this can be removed before completion. There is also a useful under stairs storage cupboard and cloakroom. The sitting room is dual aspect with patio doors leading out onto the rear garden, a feature fireplace with gas fire and a door leading through to the dining room which has a bay window and door into the kitchen. The kitchen has a range of base, wall and drawer units with granite work surfaces over, integrated double oven and gas hob with extractor above. The utility room has space and plumbing for a washing machine, storage cupboards and a wall mounted gas boiler and side door. Going back out into the hall there is a study which could also be used as a second sitting or bedroom should the need arise. To the first floor there are four double bedrooms, all having built in wardrobes and two having en-suite bathrooms. In addition there is a main bathroom. To the front of the property there is a driveway providing off road parking, a double garage with up and over door with pedestrian access to the rear garden. The rear garden is west facing and has a patio area, steps to a raised lawn with established borders, an additional patio area and views over open countryside. Viewing is highly recommended to appreciate the accommodation on offer.

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 electricity, gas, water and drainage are connected to the property. However, this should be checked by your solicitor before exchange of contracts. Gas central heating.

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.

COUNCIL TAX: Council Tax is levied by the Local Authority Stratford on Avon District Council and is understood to lie in Band F.

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

VIEWING: By Prior Appointment with the Selling Agents.

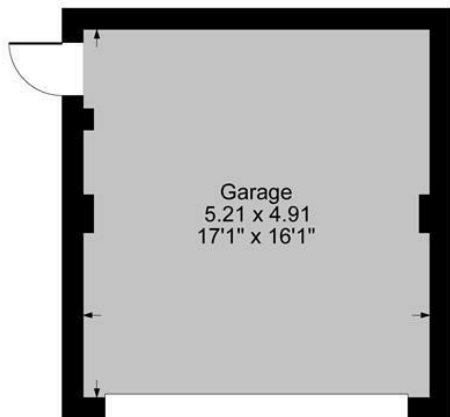
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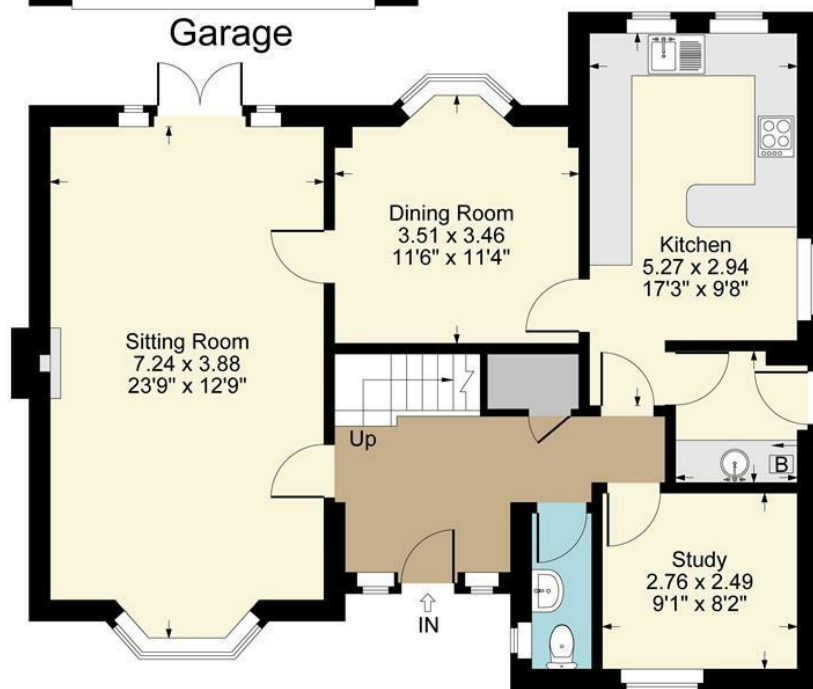
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Approximate Gross Internal Area
Ground Floor = 78.63 sq m / 846 sq ft
First Floor = 74.68 sq m / 804 sq ft
Garage = 25.58 sq m / 275 sq ft
Total Area = 178.89 sq m / 1925 sq ft

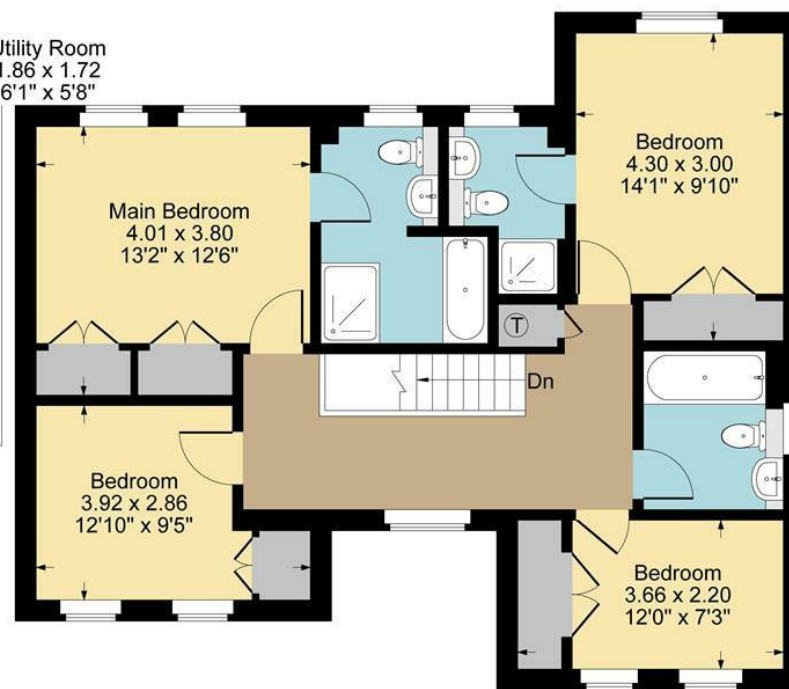
Illustration for identification purposes only,
measurements are approximate, not to scale.



Garage



Ground Floor



First Floor





DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

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serving South Warwickshire & North Cotswolds

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