



Peter Clarke

2 Springhill Close, Shipston-on-Stour, CV36 4PU

- Detached Four Bedroom Property in a Small Private Cul-De-Sac
- South Facing Rear Garden with Access to Garage & Driveway
- Fully Fitted High Quality Kitchen/Dining Room
- Sitting Room with Wood Burning Stove
- Additional Reception Room/Family Room/Home Office
- Situated on the Edge of Shipston on Stour
- NO ONWARD CHAIN



£560,000

A well presented, spacious detached four bedroom property on a small exclusive development in Shipston on Stour. The property benefits from underfloor central heating to the ground floor, four double bedrooms, a private garden with access to the garage and views over Brailes hills. Shipston on Stour is a popular market town, lying approximately 9 miles from Stratford upon Avon town centre, on the edge of the Cotswolds and offering excellent local amenities. The town offers a variety of shopping, social, educational and recreational facilities and there is easy access to the motorway network and regional centres.

#### ACCOMMODATION

The entrance hall has stairs leading to the first floor and an under stairs storage area which is currently used as a luxury dog bed. The sitting room has a wood burning stove and bay window to the front. Across the hall is a family room/dining room which is currently used as a home gym but could also be used as an office. The kitchen/dining room stretches across the back of the house with two sets of double doors leading out into the rear south facing garden. There is a range of base wall and drawer units with work surfaces over and integrated appliances to include a double oven, induction hob with extractor above, fridge/freezer and dish washer. A cloakroom completes the ground floor accommodation. To the first floor there are four double bedrooms and a bathroom with the main bedroom having an en-suite shower room. To the rear of the property is a low maintenance garden with a fenced boundary and access to the garage and driveway which provides off road parking. 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 B:** A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the Selling Agents.

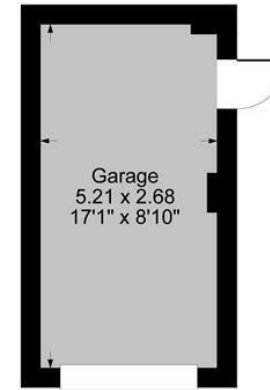
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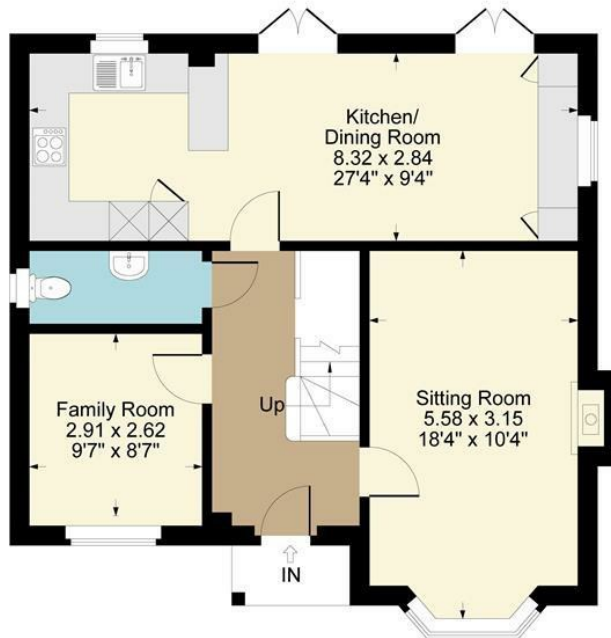
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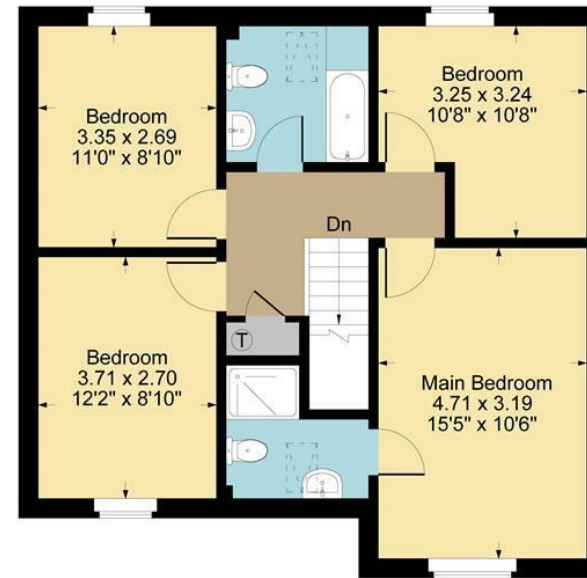
Approximate Gross Internal Area  
Ground Floor = 63.56 sq m / 684 sq ft  
First Floor = 62.44 sq m / 672 sq ft  
Garage = 13.96 sq m / 150 sq ft  
Total Area = 139.96 sq m / 1506 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.



Garage

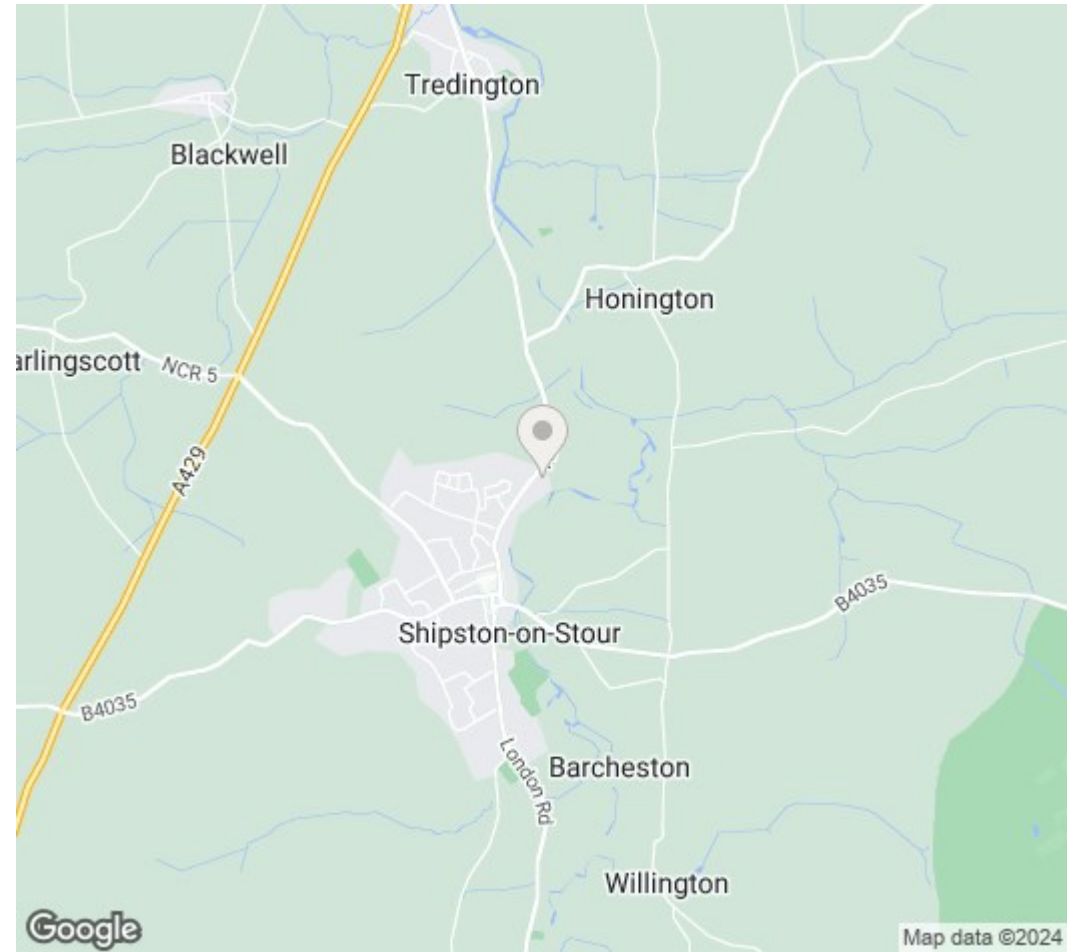


Ground Floor



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.

Multi-award winning offices  
serving South Warwickshire & North Cotswolds

13 High Street, Shipston-on-Stour, Warwickshire, CV36 4AB  
01608 260026 | [shipston@peterclarke.co.uk](mailto:shipston@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)

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