

Peter Clarke



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

- Detached Property with Double Garage
- Four Double Bedrooms & Two Bathrooms
- Sitting Room with Feature Fireplace & Wood Burning Stove
- Extended Kitchen/Dining Room
- Additional Reception Room
- Sought After Residential Area of Shipston on Stour



£565,000

A four bedroom detached house in a sought after area in Shipston on Stour. A single storey extension has been added to enhance the kitchen to make a larger kitchen/dining room. The property benefits from spacious and versatile accommodation. 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 engineered oak flooring which continues through to the sitting room and family room. The sitting room has a feature fireplace with wood burning stove, bay window and double doors leading through to an additional reception room which is currently used as a home office and has double doors leading to the rear garden. The kitchen/dining room has under floor heating, a range of base wall and drawer units with work surfaces over, stainless steel sink and drainer. Integrated appliances include a dish washer, double oven and gas hob with extractor above. double doors lead out to the rear garden and a door also leads into the garage. A cloak room completes the ground floor accommodation. To the first floor the main bedroom has built in wardrobes and an en-suite shower room. There are three further bedrooms with built in wardrobes and a bathroom. To the front of the property is a driveway providing off road parking, a double garage with up and over doors. A gate leads to the rear garden which has a patio, decking area and lawn with established borders.

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 E.

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 Agents.

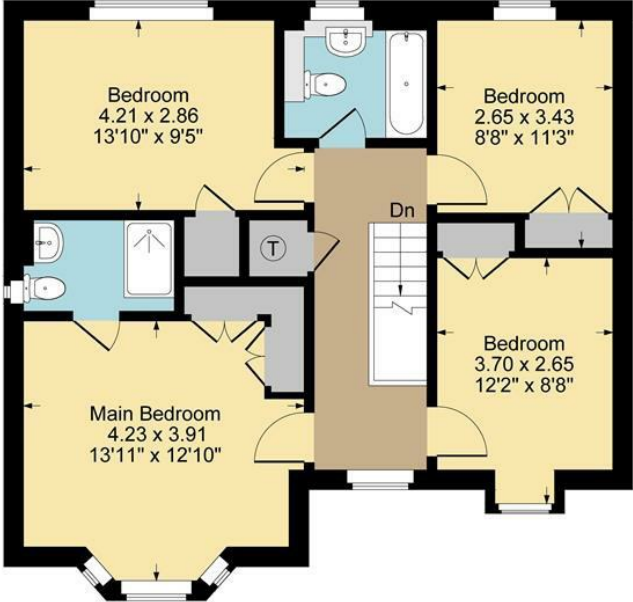
REGULATED BY RICS



53 Hawthorn Way, Shipston-on-Stour



Ground Floor



First Floor

Approximate Gross Internal Area
 Ground Floor = 74.18 sq m / 798 sq ft
 First Floor = 66.07 sq m / 711 sq ft
 Garage = 27.11 sq m / 292 sq ft
 Total Area = 167.36 sq m / 1801 sq ft

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





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

13 High Street, Shipston-on-Stour, Warwickshire, CV36 4AB
01608 260026 | shipston@peterclarke.co.uk | www.peterclarke.co.uk

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