

Peter Clarke



32 Furze Hill Road, Shipston-on-Stour, CV36 4EU



- Tastefully Extended Four Bedroom Detached Property
- Beautifully Presented Versatile Accommodation
- Modern Kitchen/Dining Room Leading into Conservatory
- Sitting Room with Feature Fireplace & Bay Window
- Main Bedroom with En-Suite Bathroom
- Garage & Off Road Parking
- Rear Garden with Patio Area & Established Borders
- Close to Town Centre & Amenities



£495,000

A well presented, extended four bedroom property with spacious and versatile accommodation. The accommodation briefly comprises of entrance hall, cloakroom, sitting room, kitchen/dining room, conservatory and utility room to the ground floor. To the first floor, the main bedroom has an en-suite shower room. There are three further bedrooms and a bathroom. To the front of the property there is a garage and driveway providing off road parking. The rear garden has a patio area, lawn, established borders and summer house.

#### ACCOMMODATION

The entrance hall has tiled flooring which continues through to kitchen/dining/conservatory. There is a cloakroom and stairs leading to the first floor with under stairs storage cupboard. The modern kitchen/dining/conservatory has a range of base, wall and drawer units with work surfaces over. Integrated appliances include a double electric oven, induction hob with extractor above. There is space for dish washer and large fridge/freezer. The conservatory has double doors leading into the rear garden. The sitting room has a bay window and feature fireplace with electric living flame fire. A good sized utility room with space and plumbing for washing machine and tumble dryer and a large storage cupboard complete the ground floor accommodation. To the first floor the main bedroom has a dressing area and en-suite bathroom. There are three further bedrooms and an additional bathroom. To the front of the property there is a driveway providing off road parking and garage with up and over door. The rear garden has a good sized patio area, lawn and 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 D:** A full copy of the EPC is available at the office if required.

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

**REGULATED BY RICS**



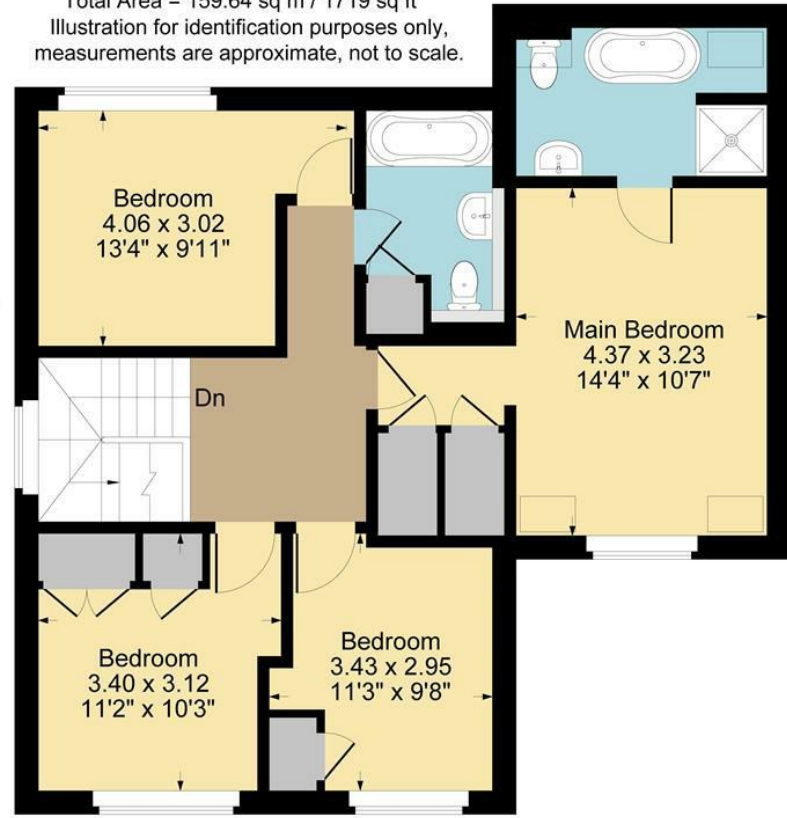
### 32 Furze Hill Road, Shipston-on-Stou



Approximate Gross Internal Area  
 Storage 2.13 x 0.99 7'0" x 3'3"  
 Ground Floor = 77.71 sq m / 837 sq ft  
 First Floor = 73.76 sq m / 794 sq ft  
 Garage = 8.17 sq m / 88 sq ft  
 Total Area = 159.64 sq m / 1719 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.



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

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