

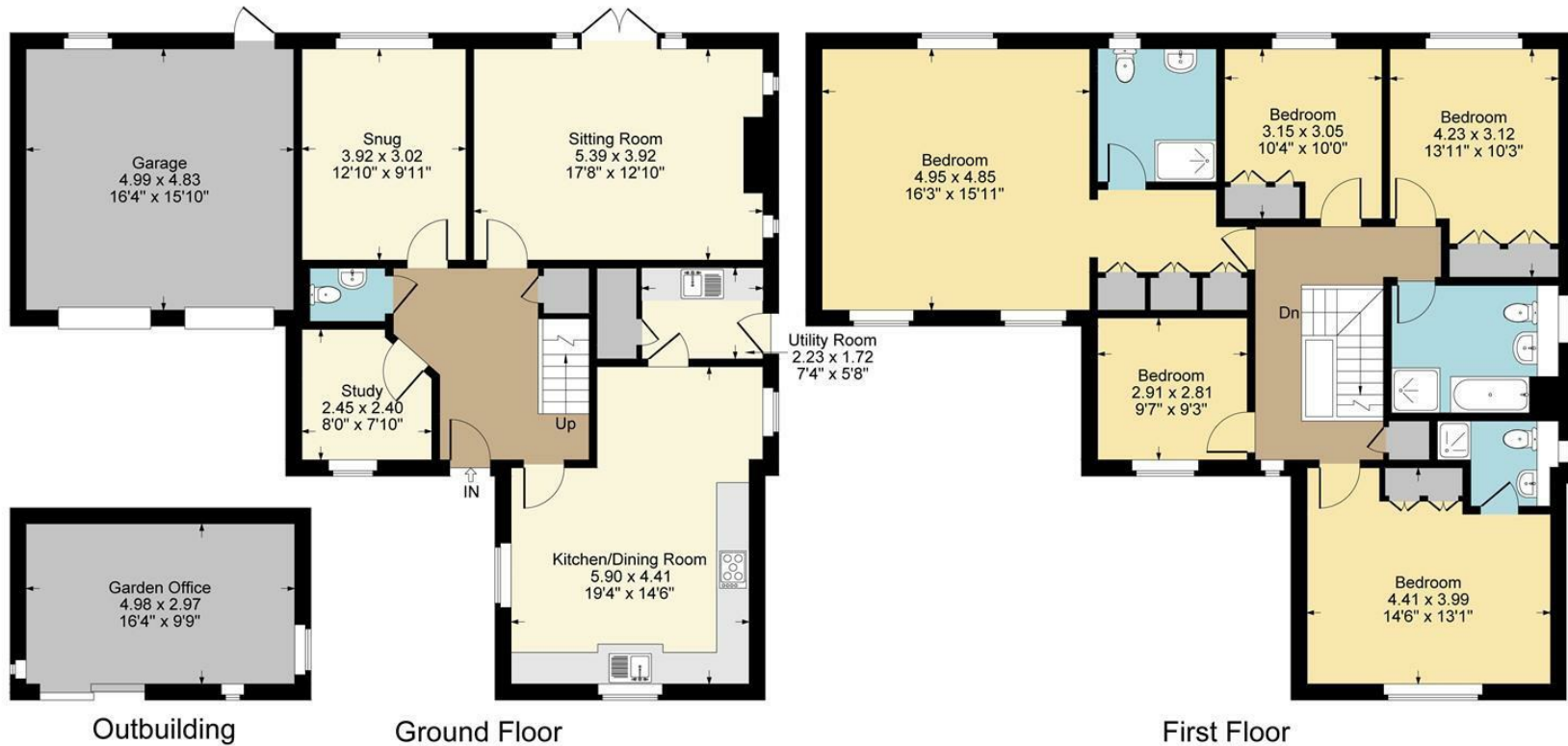
Peter Clarke



6 Basket Hall, Shipston-on-Stour, CV36 4BP



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Approximate Gross Internal Area
Ground Floor = 83.51 sq m / 899 sq ft
First Floor = 108.51 sq m / 1168 sq ft
Garage = 24.04 sq m / 259 sq ft
Outbuilding = 14.79 sq m / 159 sq ft
Total Area = 230.85 sq m / 2485 sq ft

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



- Cotswold Stone Detached Five Bedroom Property in an Elevated Position
- Set in Approximately 1.5 Acres
- Five Double Bedrooms with Two En-Suites & Bathroom
- Three Reception Rooms, Kitchen/Breakfast Room, Utility & Cloakroom
- Double Garage & Driveway
- Fabulous Garden with Tree House & Home Office with Full fibre Broadband
- Gated Orchard with Shed, Electric & Water
- Outstanding Countryside Views



£995,000

Welcome to this stunning detached house set in approximately 1.5 acres located in the charming area of Basket Hall, Shipston-On-Stour. This property boasts three spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With five generously sized bedrooms, there is ample space for everyone to enjoy their own private sanctuary.

The house features three modern bathrooms, ensuring convenience and comfort for all residents. The detached nature of the property offers privacy and tranquillity, making it an ideal retreat from the hustle and bustle of everyday life.

Located in the picturesque town of Shipston-On-Stour, this property provides the perfect blend of rural charm and modern amenities. Whether you enjoy exploring the beautiful countryside or prefer shopping and dining in the town centre, this location offers something for everyone.

Don't miss the opportunity to make this house your home and experience the best of country living in style.

ACCOMMODATION

A spacious ENTRANCE HALL with tiled floor and under stairs storage cupboard has stairs leading to the first floor and a cloakroom. KITCHEN/BREAKFAST ROOM has continued tiled flooring and a range of solid maple wood base, drawer and wall units with quartz work surfaces. Integrated appliances include an AEG fridge/freezer, siemens dishwasher, Siemens stainless steel combination microwave and oven (both pyrolytic), warming drawer, Siemens halogen hob and stainless steel extractor. UTILITY ROOM has matching maple wood base and wall units with quartz worktops, integrated Miele tumble dryer and space for washing machine. Worcester boiler fitted to wall cupboard. STUDY with fitted furniture. SITTING ROOM with double doors to the rear terrace and inset gas fire. DINING ROOM which is currently used as a cosy snug. FIRST FLOOR LANDING with access to roof space and airing cupboard with Megaflow hot water tank. MAIN BEDROOM with dormer windows to the front and rear, dressing area and EN SUITE SHOWER ROOM. BEDROOM TWO is a large double with built in wardrobes and an EN SUITE SHOWER ROOM. There are three further bedrooms, two having built in wardrobes and a bathroom.

OUTSIDE

Basket Hall is a small private road approached from Hornsby Close and leads up to a block paved driveway

and a double garage with up and over doors plus pedestrian access to the rear. The front garden has a small lawned area and planted borders. A gate to the side leads to the patio area and steps to the garden with mature borders and trees leading up to a beautiful hand made tree house and home office with electricity supply and full fibre broadband. A five bar gate from the driveway gives access into the adjoining field which has a few apple and pear trees with two large sheds having water and electricity supply.

GENERAL INFORMATION

TENURE The property is understood to be freehold. 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 G

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

IMPORTANT NOTE

- (i) Presently the adjoining land is under a separate title.
- (ii) In 2014 remedial structural works were carried out on the property. This was carried out under professional supervision and we have supporting paperwork which can be inspected at the office, upon request.



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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