

Peter Clarke



50 Beecham Road, Shipston-on-Stour, Warwickshire, CV36 4RJ

- Impressive Five/Six Bedroom Detached Property
- Second Floor Currently Used as a Home Cinema/Entertainment Suite
- All Bathrooms & Cloakroom Recently Re-Fitted
- Triple Aspect Sitting Room & Snug
- Modern Kitchen/Dining Room with Underfloor Heating
- Utility & Cloakroom
- Double Garage & Driveway
- Quiet Location & Countryside Views



Guide Price £650,000

An impressive modern detached five/six bedroom house offering spacious and well presented accommodation over three floors situated on a sought after development towards the edge of town. The accommodation briefly comprises of entrance hall, cloakroom, kitchen/dining room, utility, sitting room and study to the ground floor. To the first floor there is a bedroom with en suite, three further bedrooms and a bathroom. To the second floor, the current owners have converted the top floor into a fully immersive home cinema – which is included in the sale. The room boasts a 96” screen, high quality projector, and automated control of lighting and playback to provide an authentic movie night experience. Discreetly hidden is a professional amplifier and Smart Blu Ray Player, allowing for both disc playback and Netflix streaming to the big screen. The sound system includes Dolby Atmos ceiling speakers and a powerful subwoofer to really capture those epic on screen moments. Completing the set up are four luxury recliner chairs, complete with illuminated drink holders and storage. Blackout blinds ensure that your trip to the movies is undisturbed by outside light.” .

#### ACCOMMODATION

**ENTRANCE HALL** having ceramic tiled floor with underfloor heating, storage cupboard with shelving, under stairs storage cupboard and cloakroom. **KITCHEN/DINING ROOM** having a bay window to the front elevation, double doors to the rear garden and double partly glazed doors to the hall. The kitchen was fitted in 2011 and comprises of beautifully fitted units with integrated fridge/freezer, range cooker, dishwasher and microwave, the central unit has a sunken stainless steel sink, cold water filter tap and built in waste disposal unit with Silestone luxury work surfaces. The ceramic tiled floor has underfloor heating. **UTILITY ROOM** having continued ceramic tiled floor, stainless steel sink and fitted units, space and plumbing for washing machine and door leading to rear garden. **SITTING ROOM** having double doors to the rear garden and feature fireplace with gas fire. **SNUG** having bay window to front elevation. To the first floor there is a main bedroom with an en-suite bathroom and built in wardrobes, three further bedrooms with built in wardrobes and a bathroom. To the second floor the home entertainment suite is as described in the main summary. **OUTSIDE** is a driveway providing ample off road parking leading to a double garage with separate up and over doors. A side gate leads to the private rear garden which has a large patio and lawn. Motion sensor lighting to front and rear of property.

#### 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 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**



## Beecham Road

Total Approx. Floor Area 213.97 Sq.M. (2303 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given



Ground Floor  
Approx. Floor Area  
79.13 Sq.M.  
(852 Sq.Ft.)

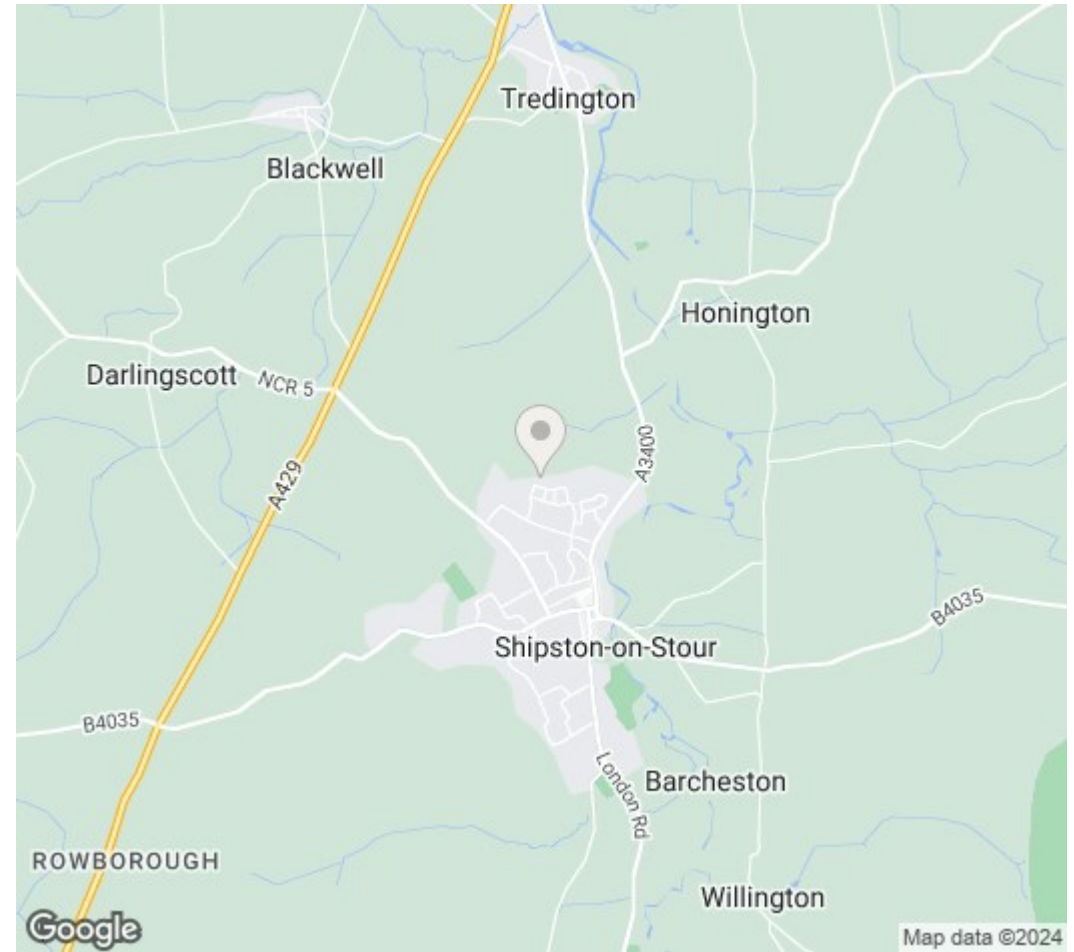


1st Floor  
Approx. Floor Area  
77.46 Sq.M.  
(834 Sq.Ft.)



2nd Floor  
Approx. Floor Area  
57.38 Sq.M.  
(618 Sq.Ft.)





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Multi-award winning offices  
serving South Warwickshire & North Cotswolds

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