

Peter Clarke



Harriets Cottage, Green Lane, Shipston-on-Stour, CV36 4HG

- Character Property in the Centre of Shipston on Stour
- Built in 2007 to a High Specification with Good Sized Rooms
- Open Plan Kitchen/Dining/Garden Room
- Sitting Room with Wall mounted Gas Fire & French Oak flooring
- Three Generous Double Bedrooms & Two Bathrooms
- Underfloor Heating Throughout
- Off Road Parking & Useful Outside Storage
- Beautifully Landscaped Garden



£675,000

Welcome to Green Lane, Shipston-On-Stour - a charming location for this stunning detached house that boasts open plan kitchen/dining/family room with a separate sitting room, three bedrooms and two bathrooms. This delightful property, built seventeen years ago, offers a perfect blend of modern comfort and classic charm. One of the standout features of this property is the beautifully landscaped garden. Imagine enjoying a cup of tea on a sunny morning or hosting a barbecue with friends in this picturesque outdoor space. The garden offers a tranquil retreat from the hustle and bustle of everyday life. What sets this property apart is its individuality and uniqueness. From the layout to the design elements, this house exudes character and charm, making it a truly special place to call home.

ACCOMMODATION

The entrance hall has ceramic tiled flooring which continues through to the kitchen/dining/garden room, a cloakroom and stairs leading to the first floor with doors through to sitting room and kitchen. The sitting room has French oak flooring with double doors leading to the garden and a gas living flame wall fire. The sitting room opens into the kitchen area which has a hand made Sheraton kitchen made up of a range of base, wall and drawer units with granite work surfaces over. A central island has plenty of additional storage and an induction hob. Additional integrated appliances include an electric oven, combination microwave oven, fridge/freezer and a dishwasher. Going through to the utility room there is space and plumbing for a washing machine and additional storage. The kitchen has a stable style door onto the driveway and double doors from the garden room to the rear garden. To the first floor there are three bedrooms and a shower room, the main bedroom having an en-suite bathroom. To the front of the property there is a driveway providing off road parking and a store with door to rear garden. The garden is beautifully landscaped with patio areas and fully stocked borders.

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 F.

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



Harriets Cottage, Shipston-on-Stour



Approximate Gross Internal Area
Ground Floor = 83.41 sq m / 898 sq ft
First Floor = 70.49 sq m / 759 sq ft
Storage = 07.26 sq m / 78 sq ft
Total Area = 161.16 sq m / 1735 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.

Multi-award winning offices
serving South Warwickshire & North Cotswolds

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