

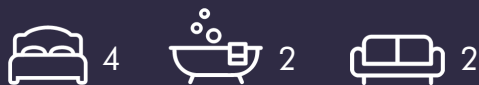
Peter Clarke



1 Springhill Close, Shipston-on-Stour, CV36 4PU



- Detached Four Bedroom Property in a Small Private Cul-De-Sac
- Fully Fitted High Quality Kitchen/Dining Room
- Good Sized Sitting Room
- Addition al Reception Room/Family Room/Home Office
- Garage converted to Home Gym with Store to Front
- Landscaped Rear Garden
- Off Road Parking for Three Cars
- Situated on the Edge of Shipston on Stour



£560,000

A spacious detached house located in the picturesque Springhill Close, Shipston-on-Stour. This property boasts two reception rooms and a large open plan kitchen/dining room. With four double bedrooms, there is ample space for everyone to enjoy their own private space within this lovely home. The two bathrooms provide convenience and comfort for the whole household, ensuring that busy mornings run smoothly and evening routines are a breeze. The property's layout is ideal for families or those who love to have guests over, offering a perfect balance of privacy and shared living spaces. A landscaped rear garden and garage which has been converted to a home gym make this home appealing to a wide variety of buyers.

#### ACCOMMODATION

The entrance hall has stairs leading to the first floor and an under stairs storage cupboard. The sitting room has a bay window to the front. Across the hall is a home office but could be used as a play room/family room. The kitchen/dining room stretches across the back of the house with two sets of double doors leading out into the rear garden. There is a range of base. wall and drawer units with work surfaces over and integrated appliances to include a double oven, induction hob with extractor above, fridge/freezer and dish washer. A cloakroom completes the ground floor accommodation. To the first floor there are four double bedrooms and a bathroom with the main bedroom having an en-suite shower room. To the rear of the property is a landscaped garden with a fenced boundary and access to the garage which has been converted to a home gym with storage to the front. The driveway provides off road parking for three vehicles. Viewing is highly recommended to appreciate the accommodation on offer.

#### 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 F.

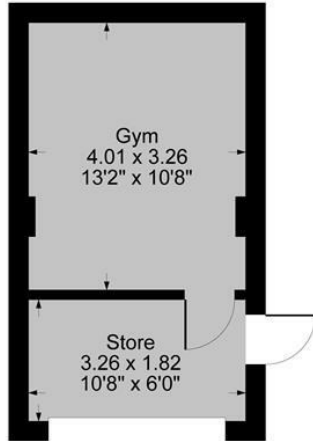
**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING C:** A full copy of the EPC is available at the office if required.

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

**REGULATED BY RICS**

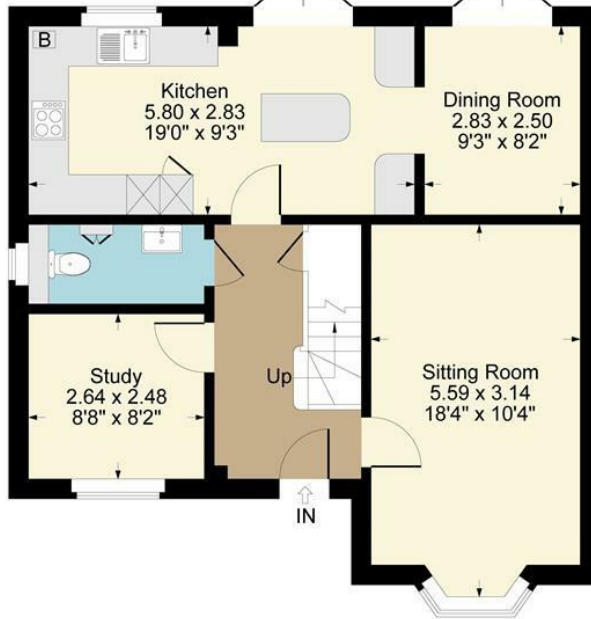


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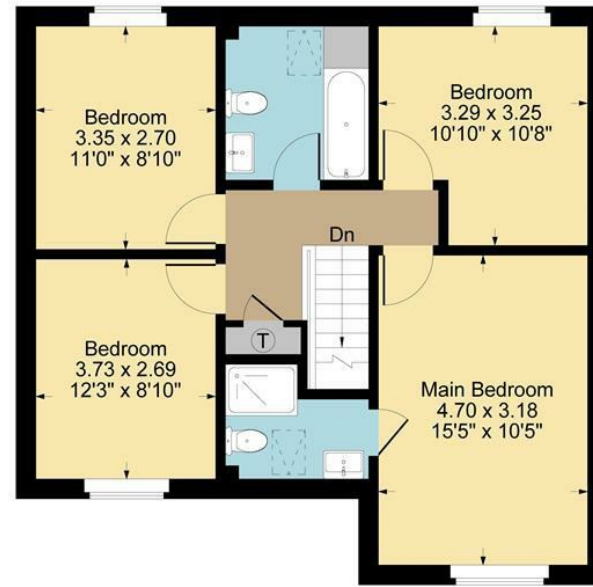


Approximate Gross Internal Area  
Ground Floor = 60.99 sq m / 656 sq ft  
First Floor = 60.42 sq m / 650 sq ft  
Garage = 19.49 sq m / 210 sq ft  
Total Area = 140.90 sq m / 1516 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.

Garage



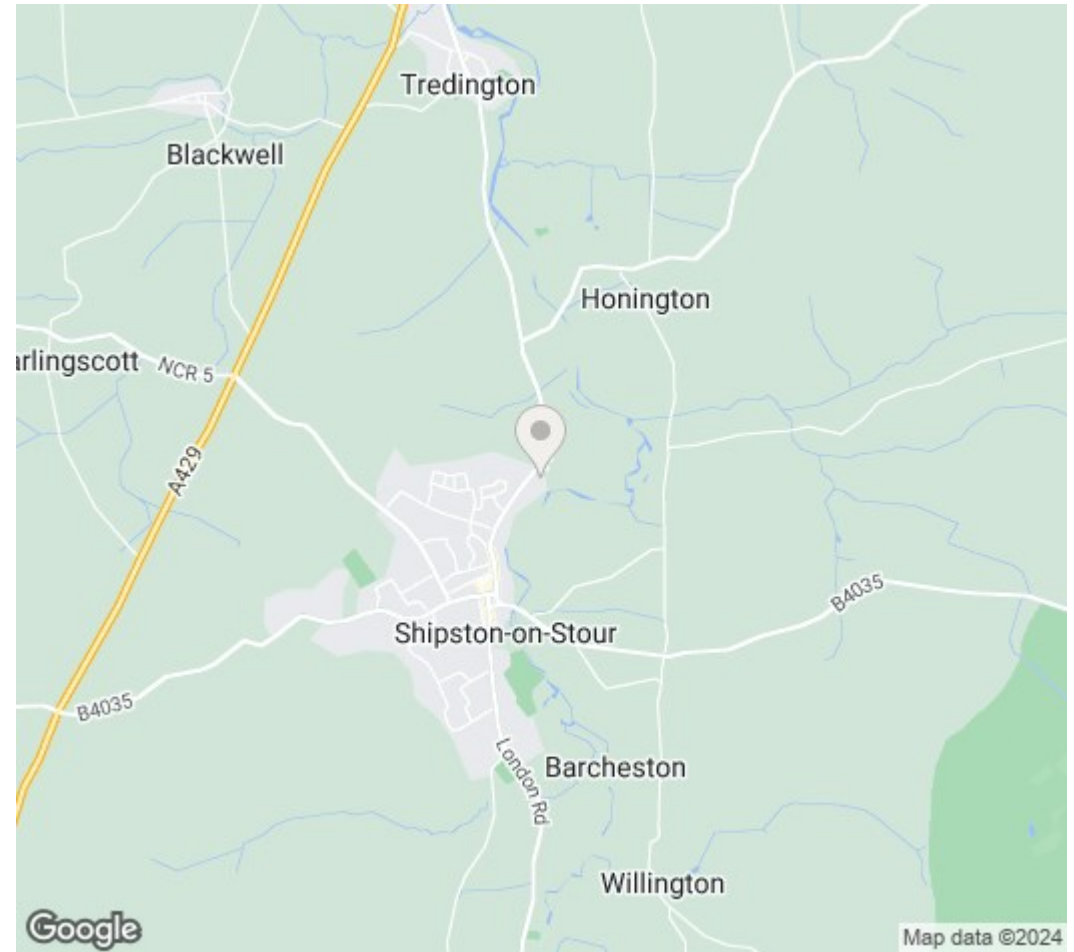
Ground Floor



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

13 High Street, Shipston-on-Stour, Warwickshire, CV36 4AB  
01608 260026 | [shipston@peterclarke.co.uk](mailto:shipston@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)

