

Peter Clarke



5 Bosley Close, Shipston-on-Stour, CV36 4QA

- Three/Four Bedroom Detached Property in Sought After Location
- First Floor Bathroom & Ground Floor Wet Room
- Dual Aspect Sitting/Dining Room
- Fitted Kitchen Overlooking the Garden
- Beautiful Landscaped Rear Garden
- Driveway Providing Ample Off Road Parking



£395,000

Welcome to this charming property located on Bosley Close in the picturesque town of Shipston-On-Stour. This delightful house boasts two reception rooms, three bedrooms, and two bathrooms, providing versatile and spacious accommodation for you and your family. One of the highlights of this property is the beautiful garden, where you can unwind and enjoy the outdoors in the privacy of your own home. Imagine hosting summer barbecues or simply basking in the sun with a good book in hand. Parking will never be an issue with the convenient driveway that can accommodate several cars, providing ease and convenience for you and your visitors.

**ACCOMMODATION**

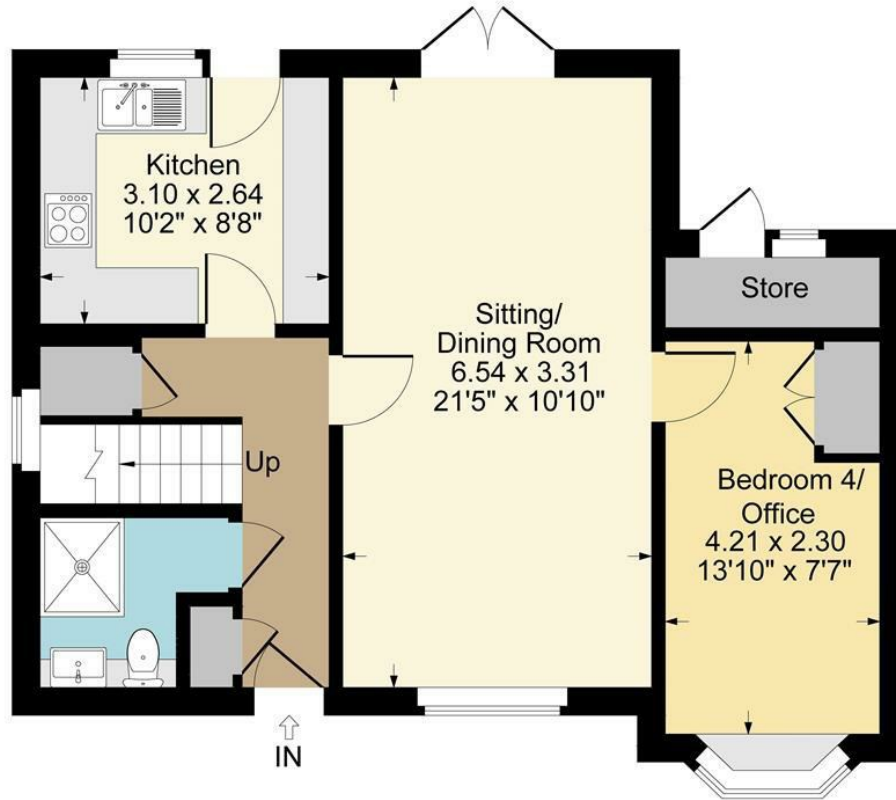
The entrance hall has a useful storage cupboard and additional under stairs cupboard. The dual aspect sitting room has patio doors leading to the rear garden and a door through to the additional reception room which is currently used as a home office but could be used as a fourth bedroom. The kitchen has a range of base, wall and drawer units with work surfaces over. There is an electric cooker, slimline fridge/freezer and space and plumbing for a washing machine with a door leading to the rear garden. To the first floor there are three double bedrooms with built in wardrobes and a bathroom. To the front of the property there is a driveway providing ample off road parking. The rear garden has been landscaped by the current owners to make a beautiful outside space.

**GENERAL INFORMATION**

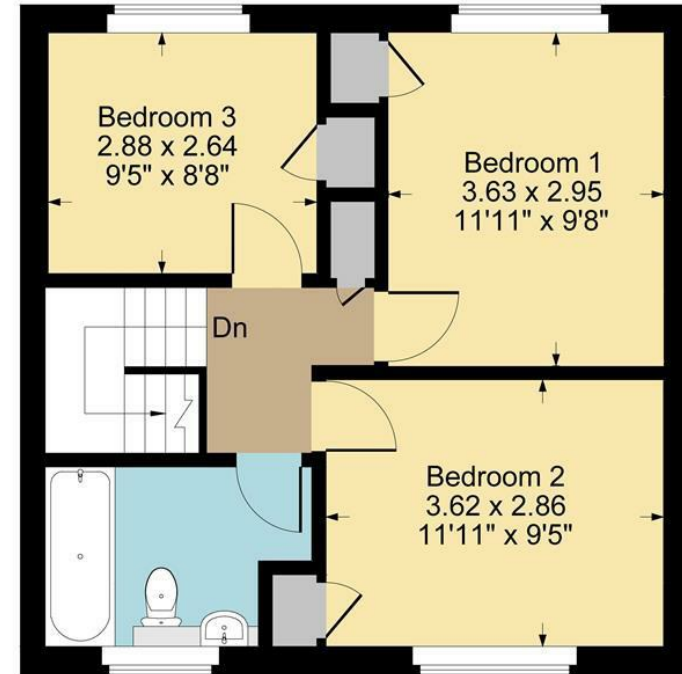
**TENURE** The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.  
**SERVICES** We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However, this should be checked by your solicitor 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 D.  
**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**



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Ground Floor

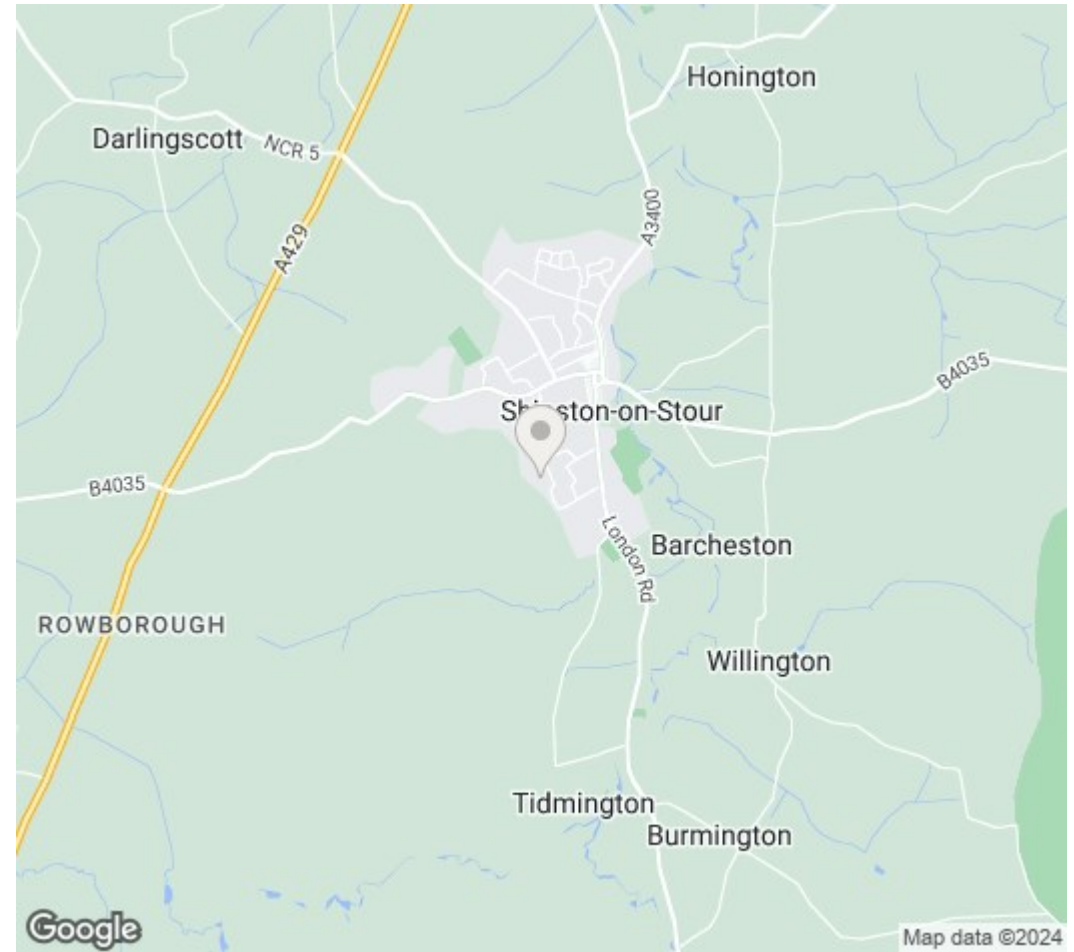


First Floor

Approximate Gross Internal Area  
Ground Floor = 55.83 sq m / 601 sq ft  
First Floor = 43.44 sq m / 468 sq ft  
Total Area = 99.27 sq m / 1069 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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