

Peter Clarke



15 Brewer Hill, Shipston-on-Stour, CV36 4GT

- Detached Property on Small Development on Southern Edge of Shipston on Stour
- Four Double Bedrooms, Two with En-Suites & an Additional Bathroom
- Three Reception Rooms & Ground Floor Cloakroom
- Kitchen/Dining Room with Integrated Appliances
- Landscaped Rear Garden with Good sized Patio
- Garage & Driveway for up to Three Vehicles
- NO UPWARD CHAIN



£550,000

NO UPWARD CHAIN. A high specification four bedroom home on the Chapel View development situated at the end of a no through road on the southern edge of Shipston on Stour. The property was built in 2020 and has the remainder of a ten year NHBC warranty. This spacious and versatile accommodation would make an ideal family home and suitable for working from home providing useful office space. Viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

The entrance hall has a cloakroom and stairs leading to the first floor. There are three reception rooms with the sitting room having double doors to the rear garden. The kitchen/dining room has a range of base, wall and drawer units with work surfaces over. Integrated appliances include fridge/freezer, dish washer, double oven and gas hob with extractor above. There are double doors leading out to the rear garden. To the first floor there are four double bedrooms, two of which have en-suite shower rooms and an additional main bathroom. To the front of the property there is ample off road parking with a drive leading to the garage which has an up and over door. A side gate leads to the rear garden which has a good sized patio, lawn and established 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. There is an annual service charge levied for the upkeep of communal areas of approximately £220.00.

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.

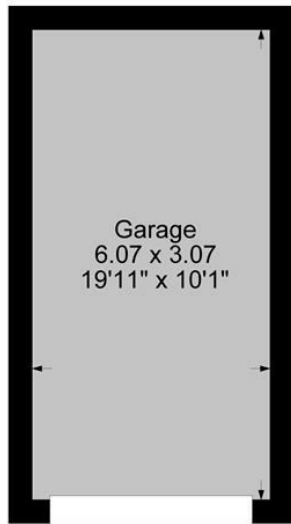
COUNCIL TAX: Council Tax is levied by the Local Authority Stratford on Avon District Council and is understood to lie in Band F.

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

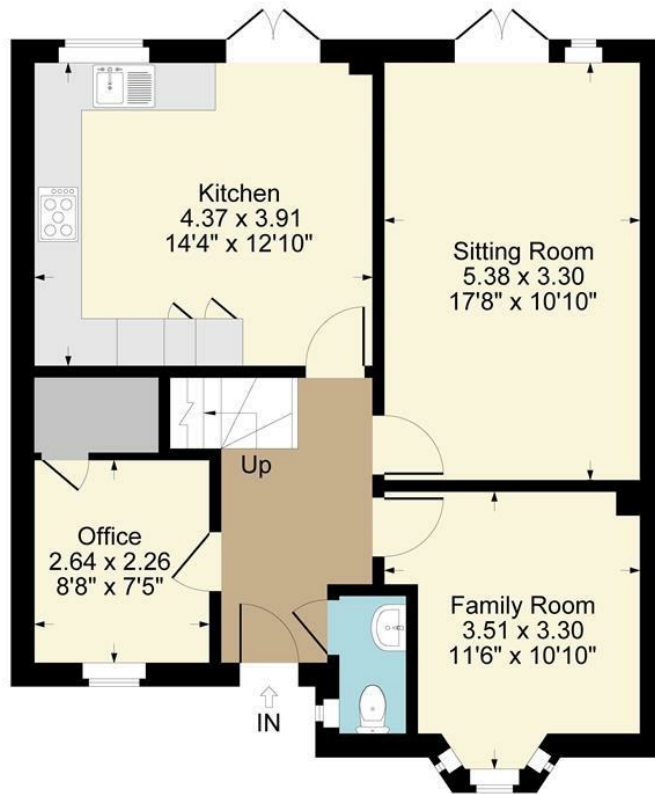
VIEWING: By Prior Appointment with the Selling Agents.



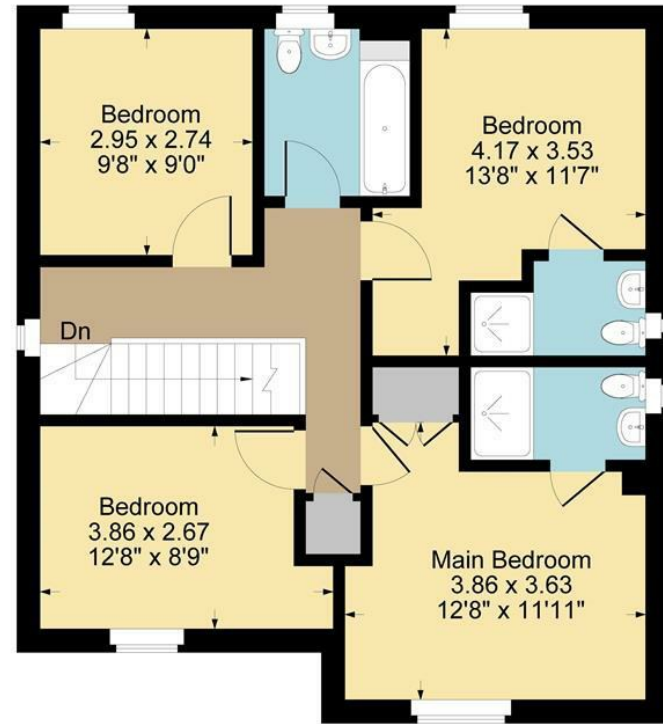
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Garage



Ground Floor



First Floor

Approximate Gross Internal Area
 Ground Floor = 64.64 sq m / 696 sq ft
 First Floor = 64.15 sq m / 691 sq ft
 Garage = 18.65 sq m / 201 sq ft
 Total Area = 147.44 sq m / 1588 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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