



Peter Clarke

10 Farm Close, Shipston-on-Stour, Warwickshire, CV36 4SB

£500,000

- Well Presented Detached Property
- Extended in 2017
- Large Kitchen/Dining/Living Area
- Good Sized Utility Room with Cloakroom
- Useful Study Which Could be Used as a Snug
- Main Bedroom with En-Suite Shower Room
- Three Further Double Bedrooms
- Ample Off Road Parking
- Private South Facing Rear Garden
- Windows Replaced in 2017



£500,000

A well presented four bedroom detached property situated in a small close of ten houses. The property has been extended by the current owners in 2017 to add a large kitchen/dining/living area, utility room and cloakroom with additional space to bedroom. There is also a sitting room and study to the ground floor. To the first floor the main bedroom has an en-suite shower room. There are three further bedrooms and a bathroom. To the front of the property there is a driveway providing off road parking with a side gate giving access to the rear garden which has a patio area, lawn and decking.

ACCOMMODATION

The entrance hall has stairs leading to the first floor and an understairs storage cupboard. There is a good sized study which could be used as a snug or ground floor bedroom. The sitting room has a bay window and doors that open into the kitchen/dining/living room. The kitchen has a range of base, wall and drawer units with a central island with granite work surfaces. Integrated appliances include a dish washer and a range style cooker with extractor above. There is a modern wood burning stove and doors leading to the rear garden. The utility room has storage and space and plumbing for appliances. Cloakroom with wc and wash hand basin. To the first floor the main bedroom has built in wardrobes and an en-suite shower room. There are three further double bedrooms and a bathroom. To the front of the property there is ample off road parking with a side gate leading to the rear garden which has patio area, lawn, decking and shed with fenced boundary.

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 E

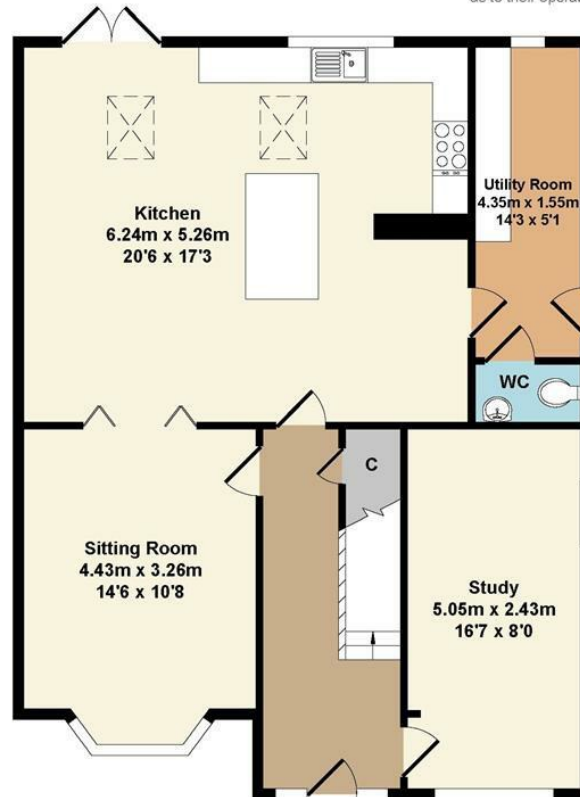
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the Selling Agents.

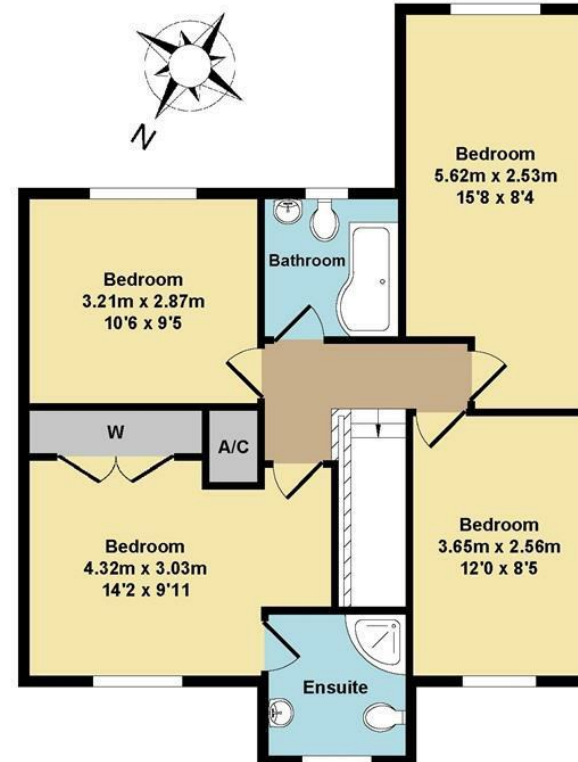


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Total Approx. Floor Area 139.50 Sq.M. (1502 Sq.Ft.)

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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

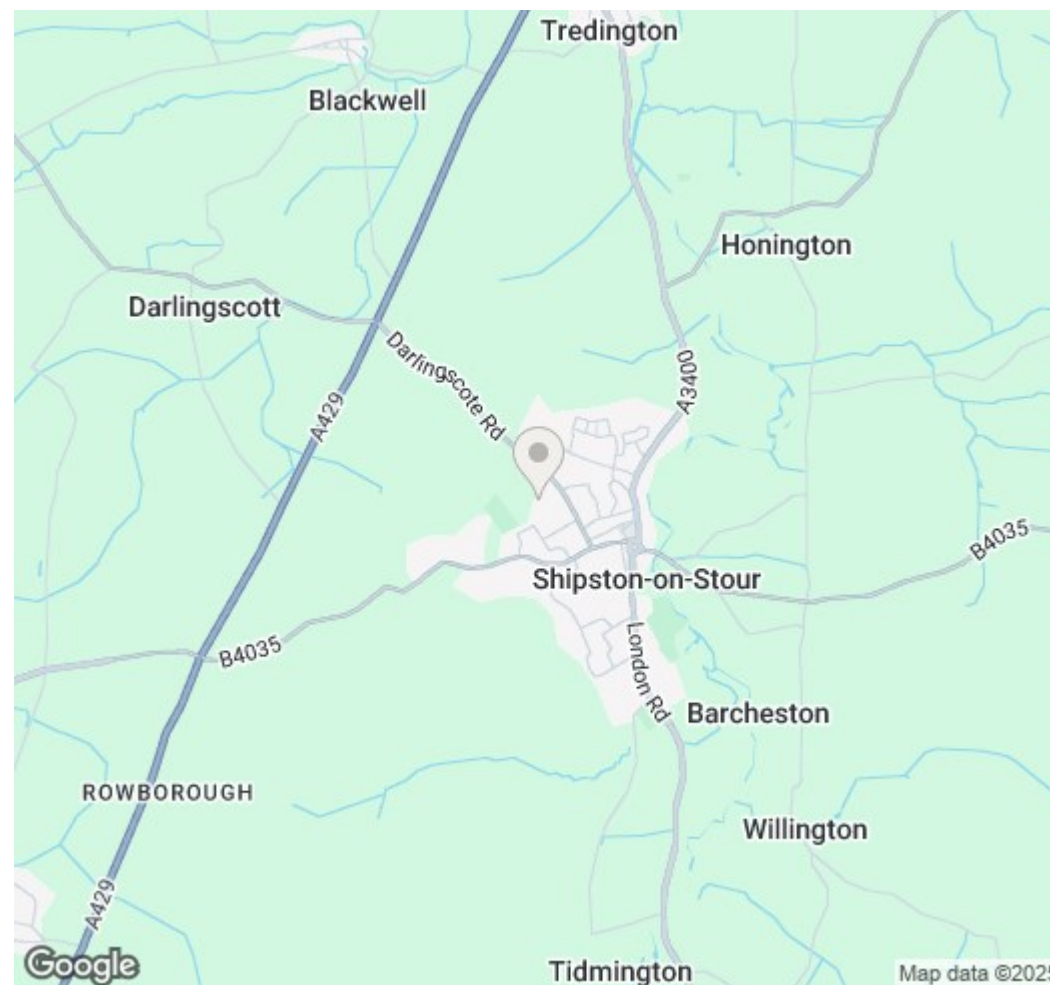


Ground Floor
Approx. Floor
Area 78.40 Sq.M.
(844 Sq.Ft.)



First Floor
Approx. Floor
Area 61.10 Sq.M.
(658 Sq.Ft.)





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.

Six multi-award winning offices
serving South Warwickshire & North Cotswolds

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