

Peter Clarke



16 Signal Road, Shipston-on-Stour, CV36 4GF

- Detached Property in Sought After Area
- Three/Four Bedrooms - Main Bedroom Having En-Suite Bathroom
- High Quality Kitchen with Integrated Appliances
- Cosy Sitting Room with Gas Fire
- First Floor Bathroom & Ground Floor Cloakroom
- Utility Room with Door to Rear Garden
- Landscaped Rear Garden with Home Office
- Double Garage & Off Road Parking



£575,000

A beautifully presented property with versatile and spacious accommodation. The current owners have made alterations to suit their lifestyle. They have removed a wall in the hall to make a spacious dining area and have also converted the fourth bedroom to a dressing area in the main bedroom (this could easily be changed back if required). A custom built outbuilding to the rear of the garage makes an ideal home office away from the house. Viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

The entrance hall has stairs leading to the first floor and opens out into a dining area with cloakroom before going through to the recently fitted kitchen. There is a range of shaker style base, wall and drawer units with Silestone quartz work surfaces over providing ample storage. Integrated appliances include an electric oven with five burner gas hob and extractor above, dishwasher, wine cooler and microwave. There is space for an American style fridge/freezer. Bi-fold doors lead out to the rear garden. The utility room has useful storage, a sink and drainer, space for a washing machine and tumble dryer with a door leading out to the garden. The sitting room with bay window and feature fireplace with gas fire completes the ground floor accommodation. To the first floor there are three bedrooms and a bathroom. The main bedroom has a dressing area and en-suite bathroom with sports massage bath and shower attachment. The dressing area was previously a bedroom and can easily be converted back if required. To the rear of the property is a landscaped garden and a useful home office. A side gate leads to the driveway and double garage.

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 electric, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

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 and is understood to lie in Band F

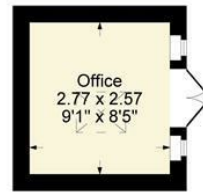
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

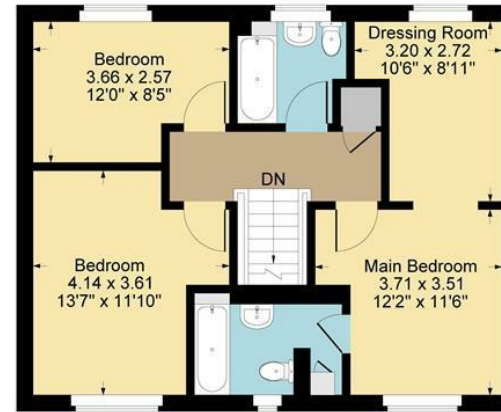


16 Signal Road, Shipston-on-Stour

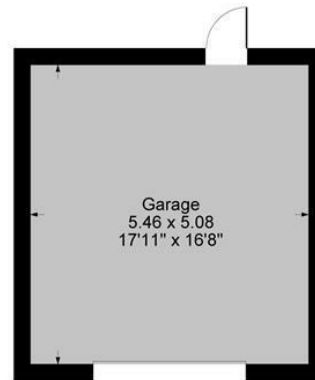
Approximate Gross Internal Area
 Ground Floor = 58.26 sq m / 627 sq ft
 First Floor = 59.70 sq m / 643 sq ft
 Outbuilding = 7.10 sq m / 76 sq ft
 Garage = 27.74 sq m / 299 sq ft
 Total Area = 152.08 sq m / 1645 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



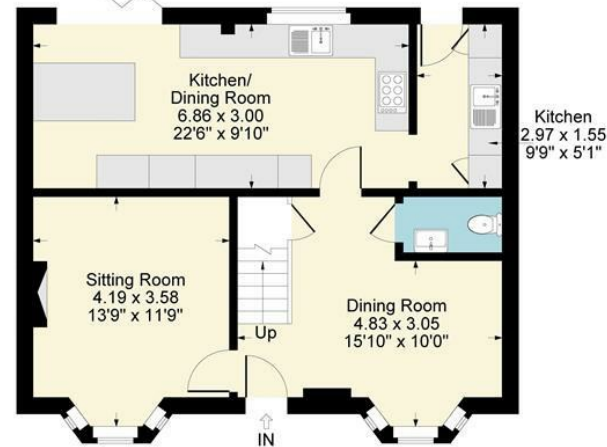
Outbuilding



First Floor

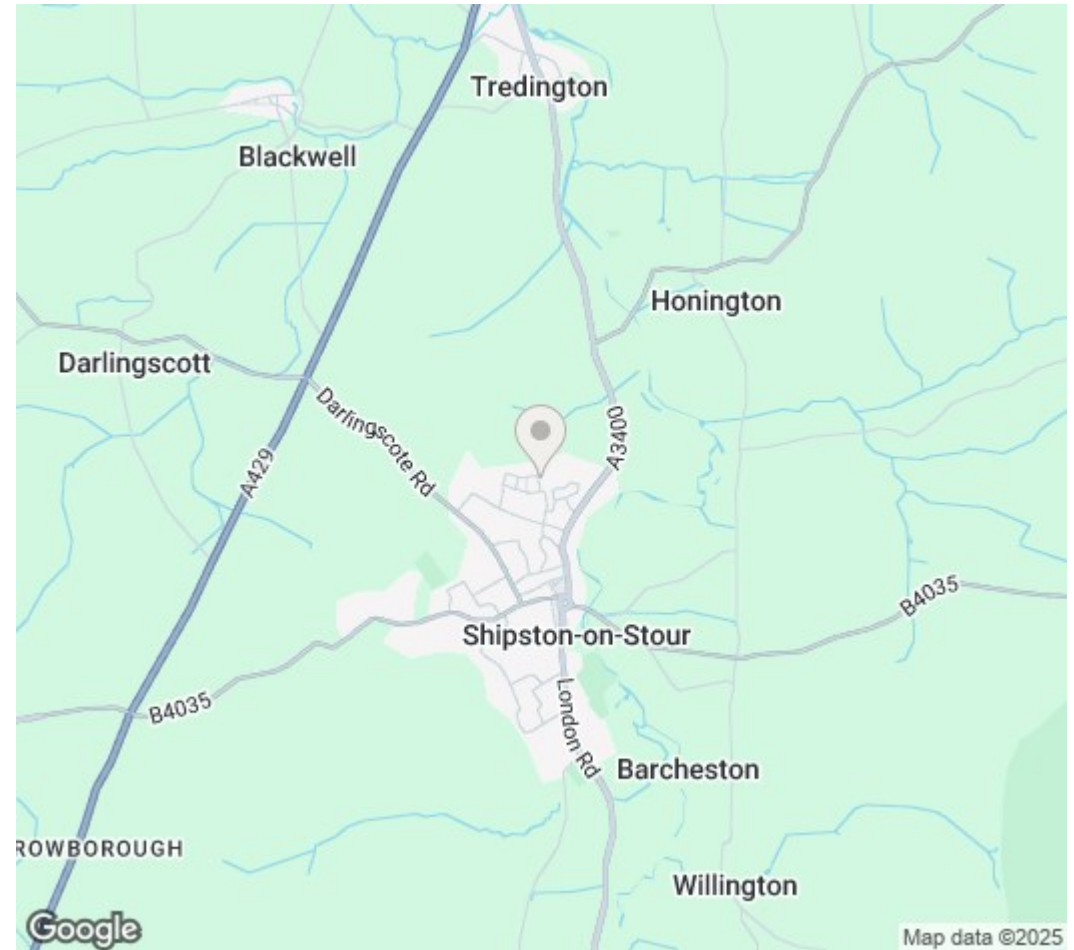


Garage



Ground 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 | www.peterclarke.co.uk

Peter Clarke

