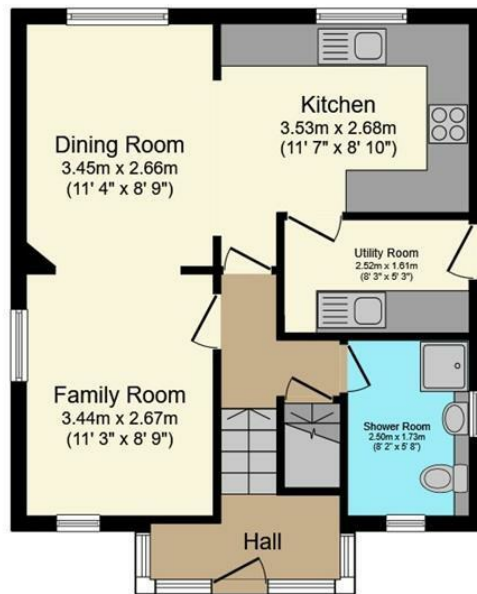


Peter Clarke



11 River Way, Shipston-on-Stour, Warwickshire, CV36 4RD

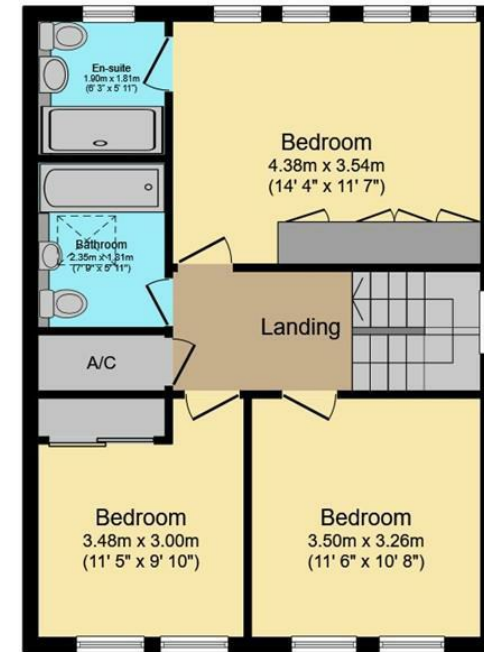
11 River Way, Shipston-on-Stour, CV36 4RD



Ground Floor
Floor area 46.4 m² (499 sq.ft.)



First Floor
Floor area 46.4 m² (499 sq.ft.)



Second Floor
Floor area 55.0 m² (592 sq.ft.)

TOTAL: 147.8 m² (1,591 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



- Beautifully Presented Riverside Property
- Four Double Bedrooms & Three Bathrooms
- Versatile & Spacious Accommodation over Three Floors
- Kitchen/Dining/Living Room to Ground Floor
- Sitting Room with Countryside Views
- Landscaped Rear Garden
- Double Garage & Off Road Parking



Offers Over £700,000

A detached four bedroom property set in an elevated position with open countryside views. The accommodation is arranged over three floors and offers spacious and versatile living. The sitting room has sliding doors onto a balcony which has fabulous views across the River Stour Valley to Brailes Hills. The south facing rear garden has a large patio and is mainly laid to lawn with well maintained borders. Viewing is highly recommended to appreciate the accommodation on offer.

SHIPSTON-ON-STOUR

is a bustling market town, well supplied with a superb range of shops, primary and secondary schools, doctor's surgery and hospital. Nearby towns of Stratford upon Avon and Cheltenham provide larger shopping areas and cultural amenities. There is a mainline station to London Paddington from Moreton in Marsh and M40 and M5 access are approximately 30 minutes drive.

ACCOMMODATION

GROUND FLOOR

FITTED KITCHEN

with integrated appliances to include an electric double oven, ceramic hob with extractor above, fridge and dish washer.

DINING ROOM AND FAMILY AREA

have sliding door leading on to the terrace.

UTILITY

A separate utility room has an integrated washer/dryer and freezer with a wall mounted boiler. A side door leads to the garden. There is also an additional shower room on this floor.

FIRST FLOOR LANDING

SITTING ROOM

with two sets of doors opening on to a balcony with extensive views over open countryside. There is a remote controlled 6' drop down screen for the Epson TV Projector, which shows all TV Channels, and a Flameright living flame effect electric fire with optional disco lighting.

HOME OFFICE

with a range of wall hung cupboards, plus a further bedroom currently used as an art studio.

SECOND FLOOR

MAIN BEDROOM

with panoramic views and an en suite shower room.

BEDROOM

BEDROOM

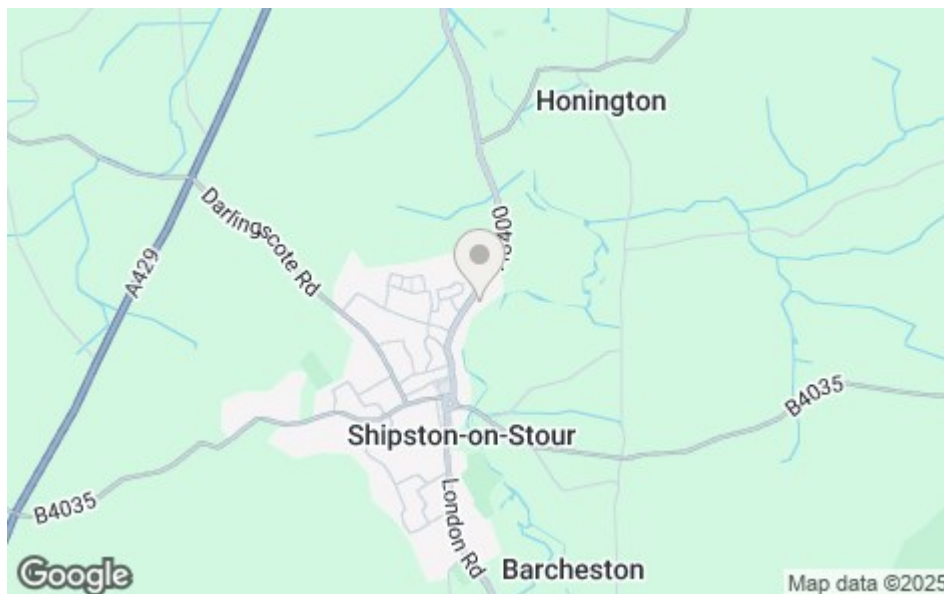
FAMILY BATHROOM

OUTSIDE

there is a landscaped southerly facing rear garden and access to a paddock owned and for the use of seven riverside properties (details of this can be provided to potential buyers). The double garage to the front of the property has an







electric up and over door with additional off road parking.

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 G.

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.



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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Peter Clarke

