

Peter Clarke



105 Railway Crescent, Shipston-on-Stour, CV36 4GD

- \*NO ONWARD CHAIN\*
- Four Double Bedrooms, Bathroom & En-Suite
- Dual Aspect Sitting Room with Feature Fireplace
- Spacious Dining Hall & Cloakroom
- Modern Fitted Kitchen/Breakfast Room
- Converted Garage with French Doors to South Facing Rear Garden



£490,000

A spacious and well-presented four bedroom property of around 1,650 sq ft in an established residential area of Shipston on Stour. This home offers flexible and versatile living space with the added benefit of a partial garage conversion offering a home office, gym, playroom or additional tv room. The generous south facing garden is an added bonus. NO ONWARD CHAIN.

#### ACCOMMODATION

The spacious dining hall has a cloakroom and stairs leading to the first floor with useful under stairs storage space. The dual aspect sitting room has a feature fireplace and double doors to the rear garden. Across the dining hall is the spacious kitchen/breakfast room which has a range of white gloss-fronted base, wall and drawer units with work surfaces over. Integrated appliances include a double oven, induction hob with extractor above and a dishwasher. There is also space and plumbing for a washing machine and tumble dryer. Double doors lead out to the rear garden. To the first floor there are four double bedrooms and a bathroom with the master bedroom having an en-suite shower room. All the bedrooms benefit from built in wardrobes. Outside, the double garage has been converted to make a fully insulated home office, playroom, gym or work / hobby space. There is also storage space within the conversion. The south facing rear garden has two patio areas, raised planters and a lawned area. To the rear of the property there is a private drive with space for two cars.

#### GENERAL INFORMATION

**TENURE** The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

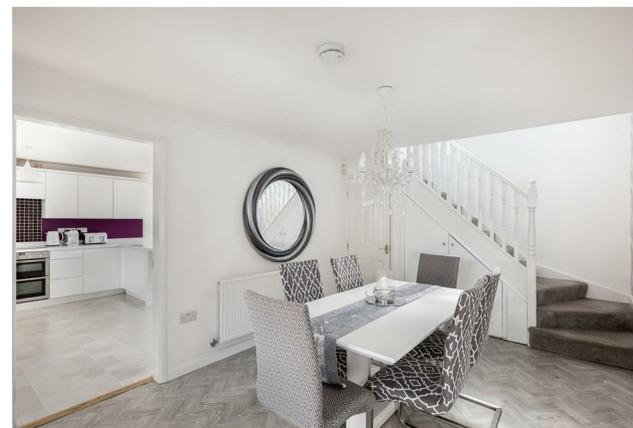
**SERVICES** We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However, this should be checked by your solicitor before exchange of contracts. Gas central heating and solar panels with battery storage for improved energy efficiency.

**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:** A. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the Selling Agents.

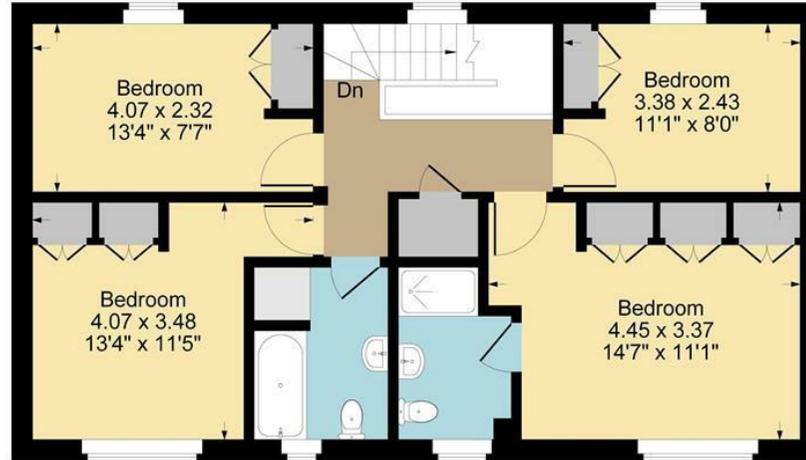


105 Railway Crescent, Shipston on Stour



Approximate Gross Internal Area  
 Ground Floor = 64.61 sq m / 695 sq ft  
 First Floor = 64.61 sq m / 695 sq ft  
 Outbuilding = 25.85 sq m / 278 sq ft  
 Total Area = 155.07 sq m / 1668 sq ft

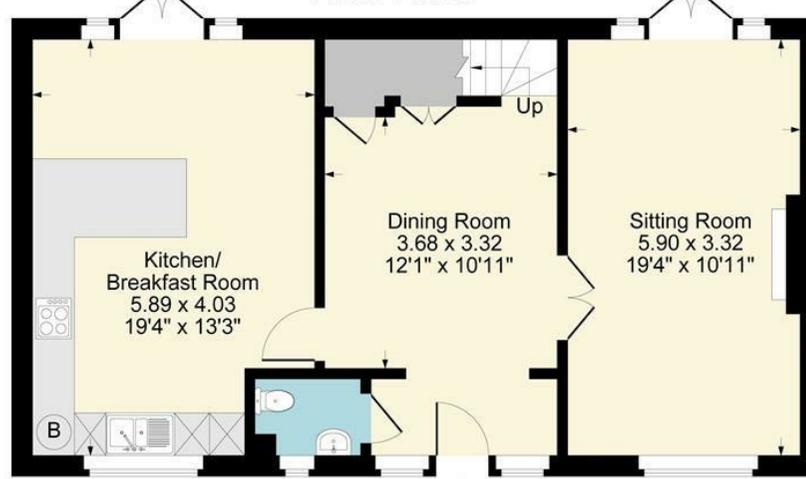
Illustration for identification purposes only,  
 measurements are approximate, not to scale.



First Floor

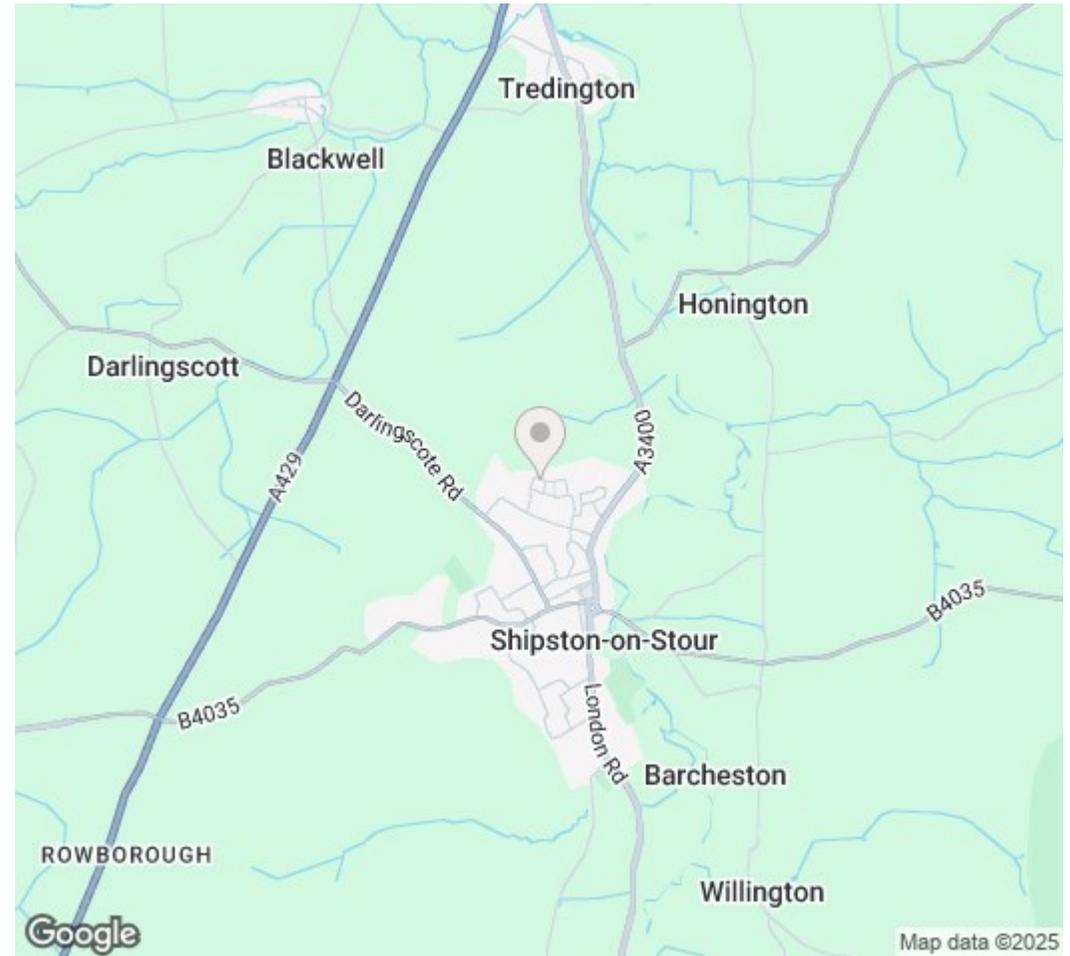


Outbuilding



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

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