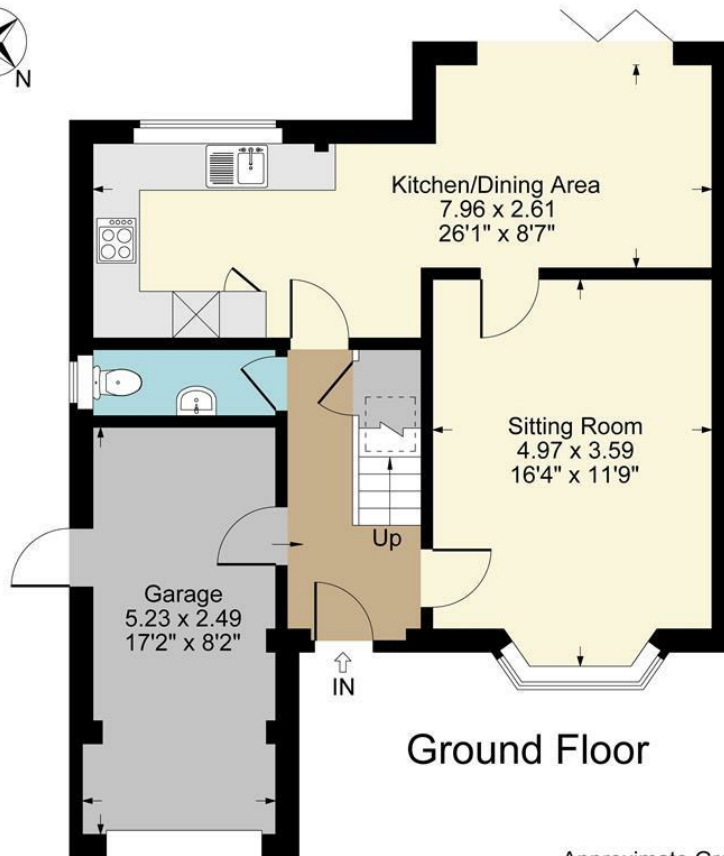


Peter Clarke

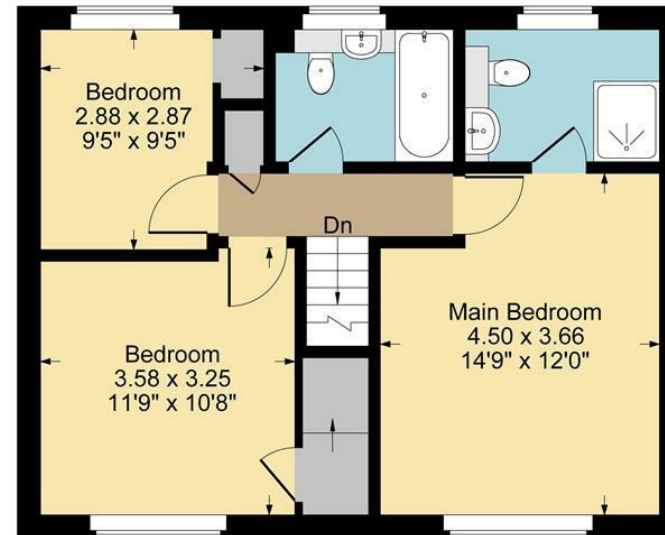


26 The Hobbins, Shipston-on-Stour, Warwickshire, CV36 4QE

26 The Hobbins, Shipston-on-Stour



Ground Floor



First Floor

Garage

Approximate Gross Internal Area
 Ground Floor = 47.19 sq m / 508 sq ft
 First Floor = 49.67 sq m / 535 sq ft
 Garage = 12.44 sq m / 134 sq ft
 Total Area = 109.30 sq m / 1177 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



- Originally four bedrooms, now three double bedrooms
- Tucked away position in the corner of a cul de sac
- Open views to rear
- Stylish open plan kitchen/diner and sitting room
- Family bathroom and generous en suite shower room
- Driveway and integral garage
- Viewing highly recommended



£475,000

A superb opportunity to acquire this three double bedroom detached house with a generous en suite shower room and family bathroom. Further benefits include stylish open plan kitchen/dining room, sitting room, cloakroom and integral garage. The landscaped rear garden has a countryside view to rear.

ACCOMMODATION

ENTRANCE HALL

under stairs storage and shoe cupboards.

CLOAKROOM

with opaque window to side, wash hand basin with low level cupboard, wc, wood effect flooring.

SITTING ROOM

with bay window to front.

OPEN PLAN KITCHEN/DINING ROOM

KITCHEN AREA

with window to rear, range of matching wall and base units with granite work top over incorporating sink and four ring gas hob with extractor fan hood over, integrated oven, grill and dishwasher. Space for double fridge freezer. Opens to

DINING AREA

with bi-fold doors to rear, engineered oak flooring throughout.

FIRST FLOOR LANDING

with linen cupboard.

MAIN BEDROOM

(originally two bedrooms). Window to front, open fronted clothes rail and shelving unit.

EN SUITE SHOWER ROOM

with window to rear overlooking fields, double width walk in shower, wash hand basin with low level cupboards, wc, heated towel rail, wood effect flooring.

BEDROOM

with window to front, a double room with over stairs walk in storage cupboard with shelving.

BEDROOM

currently used as a study. Window to rear, open fronted storage unit with shelving.

BATHROOM

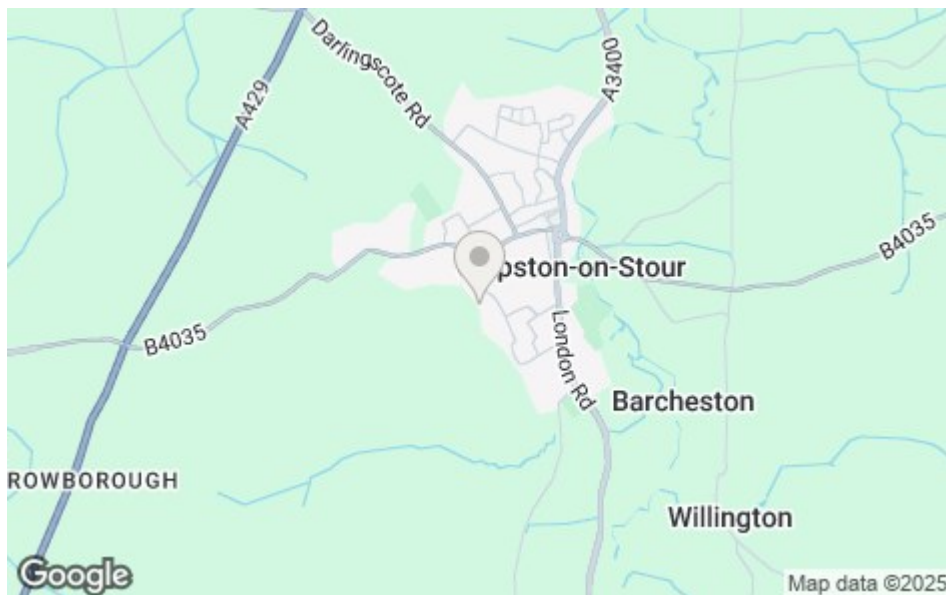
with window to rear, bath with shower over, wash hand basin unit with low level drawers, wc, heated towel rail and wood effect flooring.

OUTSIDE

To the front there is a tarmacadamed driveway with parking for two cars, partly laid to lawn, stone chippings, EV charging point and outside light.







INTEGRAL GARAGE

with up and over door, pedestrian door to rear. Plumbed for washing machine and tumble dryer, wall mounted combination boiler, power and light.

REAR GARDEN

Two tiered with a mix of paved pathways, patios, chipping walkways, mainly laid to lawn, planted beds, mature shrubs and trees. Mix of hedgerow and panelled fence boundaries, childrens summerhouse and gate to field at the rear. External light, power and cold water tap.

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 and is understood to lie in Band D.

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 agent.

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

