

Peter Clarke

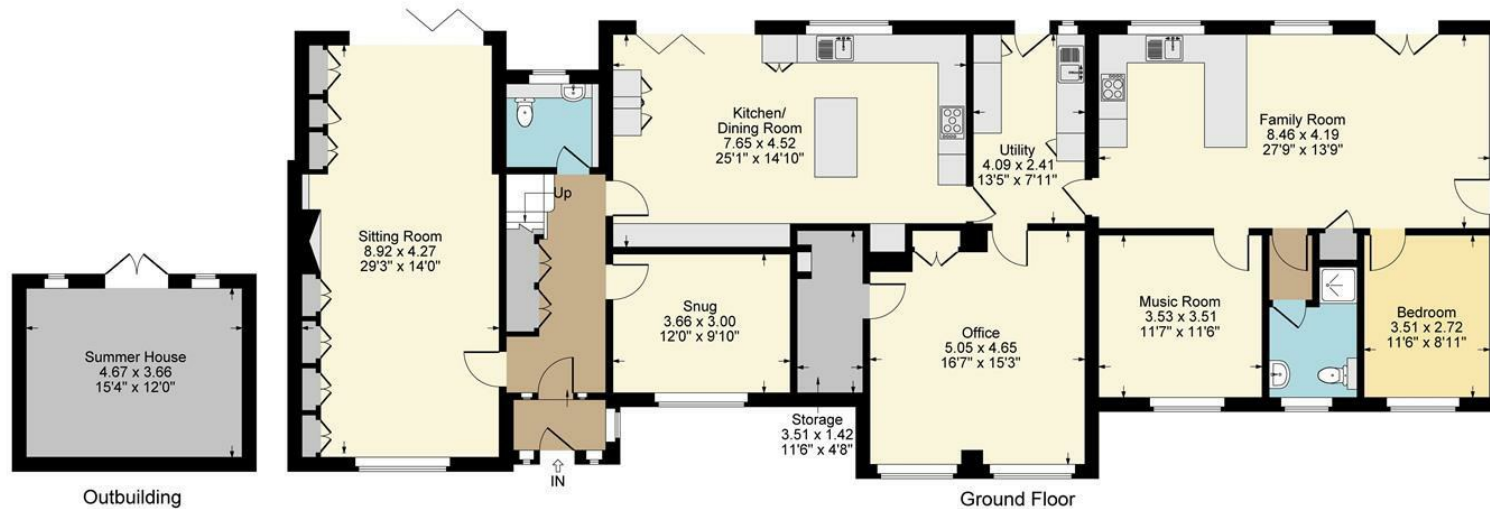
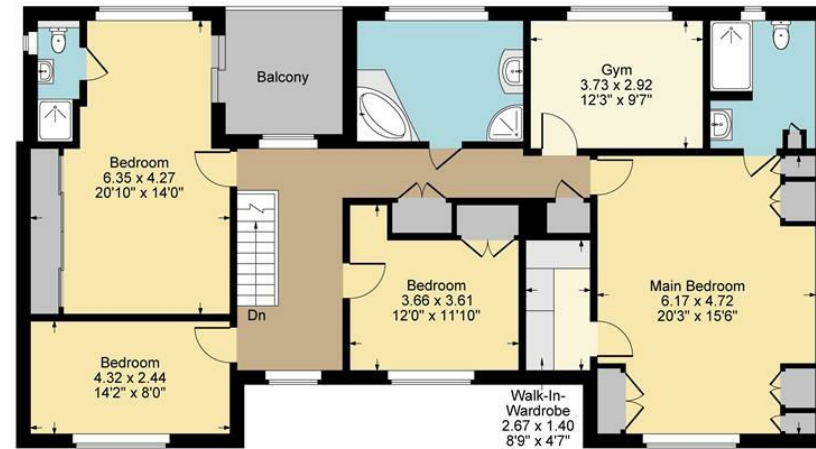


Michaelmas House, Green Lane, Shipston-on-Stour, CV36 4HG

Michaelmas House, Shipston-on-Stour



Approximate Gross Internal Area
 Ground Floor = 211.91 sq m / 2281 sq ft
 First Floor = 131.88 sq m / 1420 sq ft
 Outbuilding = 17.09 sq m / 184 sq ft
 Total Area = 360.88 sq m / 3885 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



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- Substantial detached house
- Positioned on a no through lane
- Close to town centre
- Driveway for 6+ cars
- Generous rear garden
- Kitchen with bi-fold doors
- Dual aspect living room
- Inset fire in living room
- Ideal for multi-generational living
- Potential for rental income



£1,295,000

A substantial detached house offering over 3,700 square feet of accommodation positioned along a no through road only a short distance from the town centre, providing privacy and convenience altogether.

As you enter, you are immediately greeted by an inviting dual aspect living room with bi-fold doors to the garden. The heart of the home is undoubtedly the kitchen dining room, featuring bi-folding doors that seamlessly connect the indoor space with the generous rear garden, ideal for entertaining or enjoying the outdoors.

This property boasts four versatile reception rooms, providing ample space for family gatherings, home offices, music, or hobbies. The expansive driveway offers parking for six or more vehicles, ensuring convenience for both residents and guests.

The ground floor layout presents an excellent opportunity for generating a rental income or accommodating multi-generational living. This unique feature enhances the property's versatility, making it suitable for a variety of lifestyles.

The rear garden is wide and deep with plenty of space to further re-design or for children to run around all day long. There is also a roof terrace on the first floor where you can enjoy a view of the setting sun.

ACCOMMODATION

Entrance porch opens into

ENTRANCE HALL

low level storage cupboards.

CLOAKROOM

with opaque window to rear, wash hand basin, wc unit with low level cupboards and work top, feature wall panelling, tiled flooring.

SITTING ROOM

window to front, bi-fold doors to rear, feature fireplace, wall panelling, tiled flooring.

SNUG

with window to front.

OPEN PLAN KITCHEN/DINING ROOM

with window and bi-fold doors to rear.

KITCHEN AREA

with range of matching wall and base units with granite work top over incorporating double sink, space for range cooker, integrated oven and dishwasher, space for fridge freezer, island unit, tiled flooring.

UTILITY ROOM

with range of matching wall and base units with work top over incorporating stainless steel sink, space for washing machine and tumble dryer, tiled floor.

OFFICE

two windows to front, storage cupboard, engineered wood flooring.







FAMILY ROOM

With windows and double doors to rear, further single door to side. The KITCHEN AREA has range of matching wall and base units with work top over incorporating stainless steel sink, one and a half drainer, four ring hob, integrated oven, space for appliances. BEDROOM, MUSIC ROOM and SHOWER ROOM.

LANDING

with loft hatch, leading to a part boarded loft with light and ladder, cupboard housing pressurised water tank, linen cupboard.

MAIN BEDROOM

window to front, two sets of triple fitted wardrobes, further double wardrobe and walk-in wardrobe.

EN SUITE SHOWER ROOM

with opaque window to rear, walk-in shower, wash hand basin, wc, tiled walls and Amtico flooring.

GUEST BEDROOM

with window to front, door to roof terrace, range of fitted wardrobes with mirrored sliding doors.

EN SUITE SHOWER ROOM

with shower cubicle, wc, wash hand basin unit, heated towel rail.

FAMILY BATHROOM

with opaque window to rear, corner bath, separate shower cubicle, wide wash hand basin unit.

TWO FURTHER BEDROOMS

GYM

or additional bedroom

OUTSIDE

To the front is a gated entrance with brick paved driveway having parking for at least six vehicles, planted beds, mature shrubs, side gate to rear.

REAR GARDEN

A wide garden with brick paved patio, steps up to a mainly laid to lawn area, planted beds, mature shrubs and trees, summerhouse with internal power and light.

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 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.

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.





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13 High Street, Shipston-on-Stour, Warwickshire, CV36 4AB
Tel: 01608 260026 | shipston@peterclarke.co.uk | www.peterclarke.co.uk

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