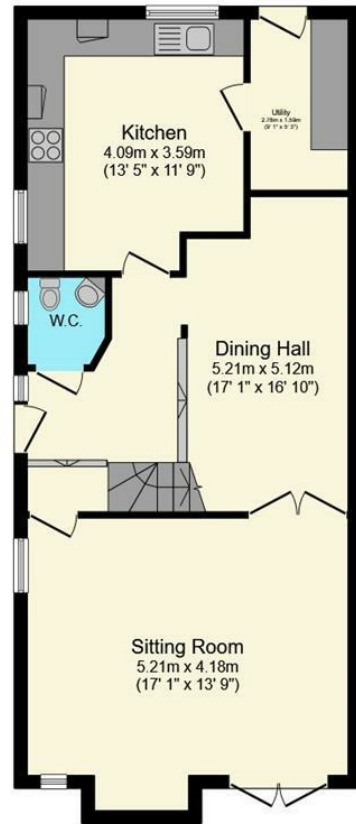


Peter Clarke



The Old Barn London Road, Shipston-on-Stour, CV36 4EP

The Old Barn, London Road, Shipston-on-Stour



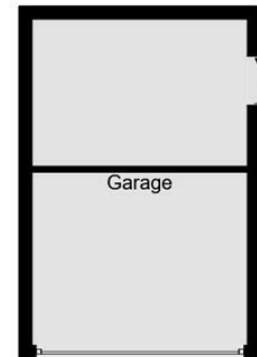
Ground Floor

Floor area 64.9 sq.m. (698 sq.ft.)



First Floor

Floor area 64.0 sq.m. (689 sq.ft.)



Garage

Floor area 18.6 sq.m. (200 sq.ft.)

Total floor area: 147.4 sq.m. (1,586 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

- Contemporary Barn within walking distance of the town centre
- Four bedrooms
- Sitting room with Inglenook fireplace
- Three bathrooms
- Upgraded kitchen and a utility room
- Detached garage
- Walled landscaped garden
- Gated driveway
- Bright dining room
- Vaulted ceilings and character beams. Velux



Offers Over £600,000

Located within walking distance of the town centre is this superb character Barn in a secluded and quietly tucked away location. With four bedrooms and three bathrooms, this property is ideal for families or those seeking ample space for guests. Further benefits include two inviting reception rooms, an upgraded kitchen with contemporary fittings, a utility room and a cloakroom.

Outside there is an impressive walled garden, landscaped with patio seating areas, a gated driveway with parking for several vehicles and a detached single garage. A real hidden gem.

ACCOMMODATION

ENTRANCE HALL

with wood effect flooring and storage cupboard.

CLOAKROOM

with window to front, wash hand basin, wc, wood effect flooring.

DINING ROOM

recessed under stairs storage area, internal window to kitchen.

SITTING ROOM

with window to front, double doors to side, feature brick inglenook fireplace with open fire.

KITCHEN

with windows to front and side, range of matching wall and base units with work top over incorporating sink with drainer, and space for range cooker, integrated dishwasher, wood effect flooring.

UTILITY ROOM

with door to side, work top with space below for appliances, space for a double fridge freezer, tiled flooring.

LANDING

airing cupboard housing pressurised water tank.

MAIN BEDROOM

Velux window to front, archway to dressing area with three sets of fitted wardrobes.

EN SUITE SHOWER ROOM

BEDROOM

with vaulted ceiling, windows to front and side.

BEDROOM

with Juliet balcony, velux window, two sets of fitted wardrobes.

EN SUITE SHOWER ROOM

BEDROOM

with window to side, fitted double wardrobe.

BEDROOM

with velux window to front, fitted double wardrobe.

BATHROOM

velux window to front, bath, wash hand basin, wc.







OUTSIDE

There are walled gardens with a gated entrance, stone chipping driveway, partly laid to lawn, paved pathways, patios and seating areas, outside tap, light and power, EV charging point.

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 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. There is a shared driveway to access the private driveway of the property.

AGENTS NOTE: Property is in a conservation area.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band G.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: E. 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

