

Peter Clarke



5 Basket Hall, Shipston-on-Stour, CV36 4BP

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Approximate Gross Internal Area
 Ground Floor = 85.20 sq m / 917 sq ft
 First Floor = 85.20 sq m / 917 sq ft
 Garage = 24.65 sq m / 265 sq ft
 Total Area = 195.05 sq m / 2099 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.

- NO CHAIN
- Detached house in a tucked away position
- Five bedrooms and two en suites
- Two receptions rooms, study, kitchen/breakfast room
- Generous banked rear garden
- Utility and cloakroom
- Elevated position with views over the town
- Viewing highly recommended



Offers In The Region Of
£775,000

NO CHAIN. In a tucked away and elevated position is this well presented five bedroom detached house with double garage, double drive and a generous banked rear garden. Further benefits include two reception rooms, study, kitchen/breakfast room, two en suites and a bathroom.

ACCOMMODATION

ENTRANCE HALL

With understairs storage, wooden flooring.

CLOAKROOM

With obscured window to side, wash hand basin, wc.

SITTING ROOM

With double doors to rear, inset gas fire, wooden flooring.

DINING ROOM

With window to rear, wooden flooring.

STUDY

With window to front, wooden flooring.

KITCHEN/BREAKFAST ROOM

With window to front, two windows to rear. Range of matching wall and base units with worktop over, incorporating one and half bowl stainless steel sink with drainer, four ring electric hob with extractor fan hood over, integrated oven, grill, fridge freezer, dishwasher and microwave. Space for dining table, door to

UTILITY

With door to rear, base units with worktop over incorporating stainless steel sink with drainer, space for washing machine, wall mounted gas boiler. Pantry cupboard with internal shelving.

LANDING

with loft hatch, airing cupboard housing Mega flow pressurized water tank with slatted shelf over.

MAIN BEDROOM

With window to rear, two sets of fitted double wardrobes.

EN SUITE SHOWER ROOM

Obscured window to side, shower cubicle, wash hand basin, wc, heated towel rail.

GUEST BEDROOM

With window to the front, fitted triple wardrobes,

EN SUITE SHOWER ROOM

With obscured window, shower cubicle, wash hand basin, wc, heated towel rail.

BEDROOM

With window to rear, fitted single wardrobe.

BEDROOM

With window to side.

BEDROOM

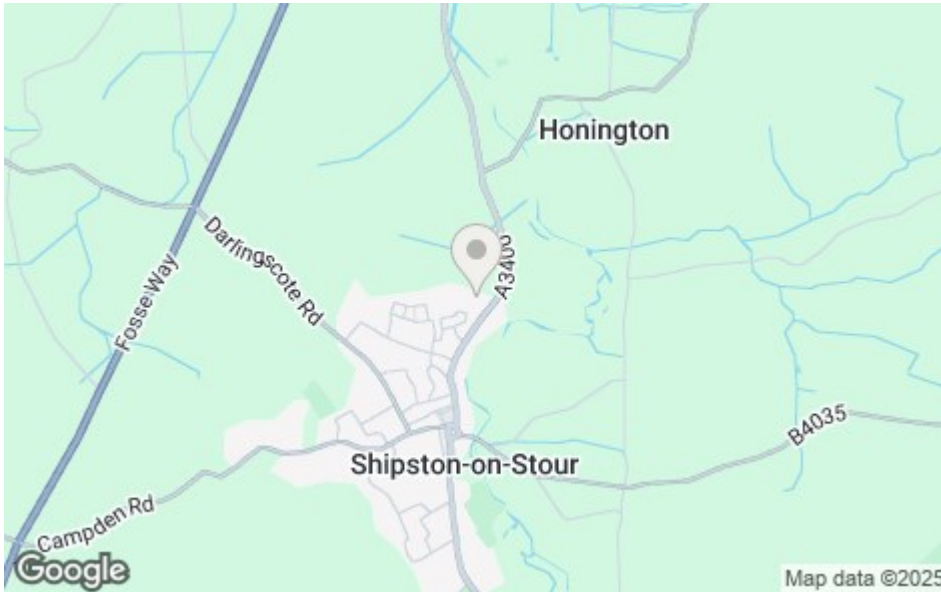
With window to front.

BATHROOM

With obscured window to side, bath, separate shower cubicle, wash hand basin, wc, heated towel rail.







OUTSIDE

To the front is a brick paved driveway with parking for two vehicles in front of the double garage. Paved pathways, planted beds, timber porch, outside light, gate to side. Outside to rear a mix of paved pathways, patio, seating area, outside tap and steps lead up to a generous banked garden mainly laid to lawn with a wild garden area, timber summerhouse in elevated position with far reaching views and over the town centre.

DOUBLE GARAGE

With up and over doors, pedestrian door to rear. Internal power and light, rafter storage space.

GENERAL INFORMATION

TENURE: The property is understood to be freehold although we have not seen evidence. There is an estate charge of approx. £250 per annum. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electric, gas, water and drainage are connected to the property. We are advised that full fibre broadband is connected to the property. However this should be checked by your solicitor before exchange of contracts.

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.

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

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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serving South Warwickshire & North Cotswolds

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