



Laburnum House Church Bank, Tredington, Shipston-on-Stour, CV36 4SF

Laburnum House

Total Approx. Floor Area 133.49 Sq.M. (1437 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor
Approx. Floor
Area 65.55 Sq.M.
(706 Sq.Ft.)



First Floor
Approx. Floor
Area 67.94 Sq.M.
(731 Sq.Ft.)

- Tandem driveway, garage with utility area and additional parking space opposite.
- Three double bedrooms, en-suite shower and bathrooms
- High quality fittings and Siemens appliances
- Underfloor heating throughout the ground floor
- Spacious sitting room with wood burner and bi-folding doors
- Two tiered landscaped garden designed by local expert Susanna Brown
- Viewing highly recommended



£650,000

Forming part of a select development of high quality houses built by St Nicholas Developments in 2019, overlooking green space to front and rear. Laburnum House is a super stylish three double bedroom home without an inch of wasted space. The open plan layout is fantastic and the garden has been designed by Susanna Brown, commissioned by the current owner to incorporate an attractive addition to the living environment.

ACCOMMODATION

ENTRANCE HALL

under stairs storage cupboard, tiled flooring with under floor heating.

CLOAKROOM

with obscured window to side, wash hand basin unit with drawer, wc, part tiled walls, tiled floor with under floor heating.

SITTING ROOM

with window and bi-fold doors to rear, feature fireplace housing wood burning stove, under floor heating. Double doors to

KITCHEN/DINING ROOM

with window to front, range of matching wall and base units with stone work top over incorporating induction hob with extractor fan hood over, integrated Siemens appliances including oven, combination microwave oven, fridge freezer, dishwasher and washer dryer. Tiled flooring with under floor heating.

FIRST FLOOR LANDING

airing cupboard housing pressurised water tank.

MAIN BEDROOM

with window to rear with views, range of fitted wardrobes.

SUBSTANTIAL EN SUITE BATHROOM

bath, separate shower cubicle, wash hand basin unit with drawer, wc, chrome heated towel rail, linen cupboard, part tiled walls, tiled floor.

BEDROOM

with window to front, range of fitted wardrobes.

BEDROOM

with window to rear, loft hatch.

FAMILY BATHROOM

with obscured window to front, bath with shower over, Duravit wash hand basin unit with drawers, Duravit wc, chrome heated towel rail, part tiled walls, tiled floor.

OUTSIDE

To the front is a tandem brick paved double driveway, paved pathways, laid to lawn, oak framed canopy porch, planted beds and side gate. Additional brick paved parking space opposite the driveway.







GARAGE

with electric up and over door, windows and door to rear, base units with wooden work top over incorporating Belfast style sink and space for washing machine, wall mounted Ideal gas boiler, internal power and light.

REAR GARDEN

A professionally landscaped two tiered garden by Susanna Brown, commissioned by the current owners, with a mix of paved patios and pathways, stone chipping pathways, partly laid to lawn, Cotswold walling, planted beds, mature shrubs, trees, pergola, fencing, automated irrigation and lighting system, retractable awning, and tap.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. There is an estate charge of approximately £375 per annum paid to Redvale Management Company Ltd. 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.

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 E.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: B. 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

Peter Clarke

