



Connells

Queen Street
Halford Shipston-On-Stour

Queen Street Halford Shipston-On-Stour CV36 5BT

for sale offers over
£885,000



Property Description

Beautifully presented spacious FOUR bedroom property located in the popular village of Halford.

Benefiting from a spacious KITCHEN/DINER ROOM with Utility room, Lounge, Sitting Room, Study, CLOAKROOM, family bathroom and two EN SUITES.

Having an attractive enclosed SOUTH FACING rear garden with Home Office room, a communal courtyard, Car port and two additional off road parking spaces.

CONTACT US NOW TO ARRANGE VIEWING!!

Introduction

Entrance Hallway

Having door from front elevation into welcoming entrance hallway with stairs rising to first floor and doors to Lounge, Study, kitchen/diner, Sitting room and :

Cloakroom

Having WC and washhand basin.

Sitting Room

18' 8" x 11' 3" (5.69m x 3.43m)

Double aspect room having built-in book shelving and storage cupboards

Lounge

18' 7" x 13' 3" (5.66m x 4.04m)

Having double glazed windows to front and rear elevation, feature brick surround fireplace incorporating Aga wood-burning stove with oak mantel shelf and slate hearth.

Study

10' 6" x 6' (3.20m x 1.83m)

Having double glazed window to rear elevation.

Kitchen/Diner

26' 3" x 11' 2" (8.00m x 3.40m)

Stylish kitchen/dining room having built-in base units and wooden work surfaces over, incorporating double glazed china sink unit, integrated Stirling Deluxe range cooker with four-oven and five-ring electric induction hood with extractor hood over, free-standing central island/breakfast bar unit with shelving and drawers, built in seating area with fitted reclaimed timber shelving over, double glazed window and Bi-fold doors opening into garden and door to:

Utility

Having built-in base units and shelving, space and plumbing for washing machine and tumble dryer and double glazed window to rear elevation:

First Floor

Landing

Spacious Landing area with access to roof space and doors to Airing Cupboard, bedrooms and bathroom.

Bedroom One

18' 8" MAX x 11' 3" MAX (5.69m MAX x 3.43m MAX)

Spacious dual aspect bedroom having feature fireplace, television point, built-in double wardrobes, two skylight windows and door through to lobby/dressing area leading to:

En Suite

Having WC, wash hand basin and shower cubicle;

Bedroom Two

14' 6" x 11' 4" (4.42m x 3.45m)

Having double glazed window to side elevation, radiator and door to:

En Suite Bathroom

Having obscure double glazed window to rear elevation, WC, wash hand basin, bath with shower over and heated towel rail.

Bedroom Three

18' 8" x 12' 9" (5.69m x 3.89m)

Having double glazed window to the front elevation, radiator and dressing area with built in wardrobe.

Bedroom Four

12' 5" x 9' 4" (3.78m x 2.84m)

Having double glazed window to rear elevation, built in wardrobe and study area.

Bathroom

Having WC, wash hand basin, bath with shower over and heated towel rail.

Outside

Front

Having a communal courtyard with a single car port with access through to the garden and two additional off-road parking spaces.

Rear Garden

Having a paved patio area with pergola over making an ideal space ideal for outside dining and entertaining, There is a lawned garden beyond with well-stocked flower and shrub borders and mature fruit trees.

Home Office/Summer House

A versatile room with power connected ideal as Home Office.

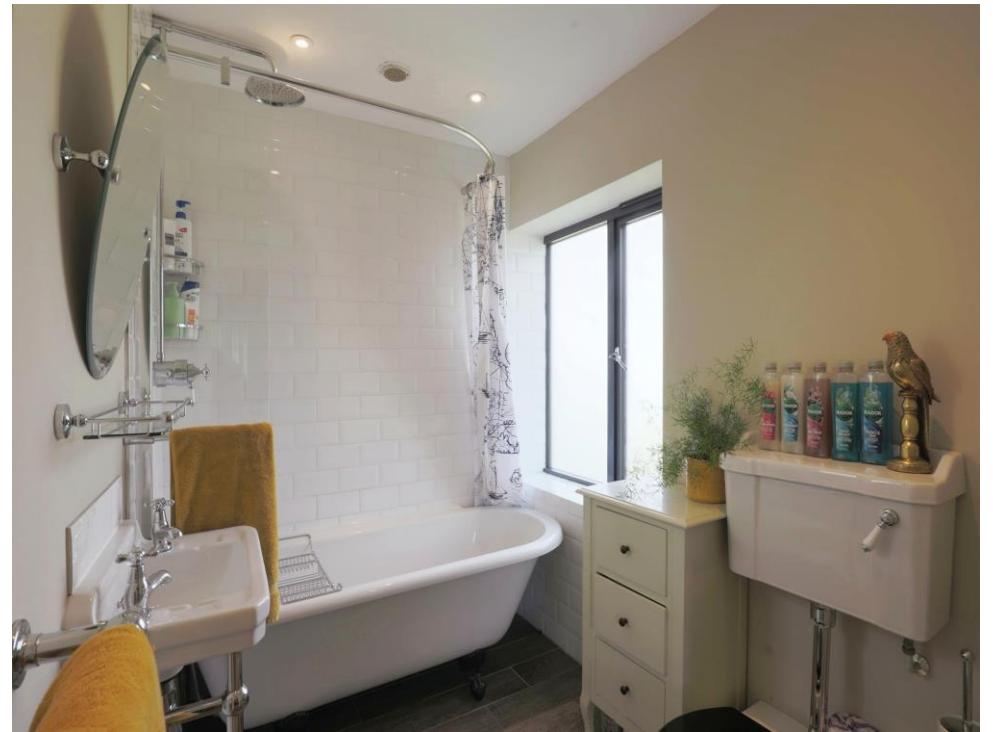
Council Tax

Local Authority: Stratford District Council

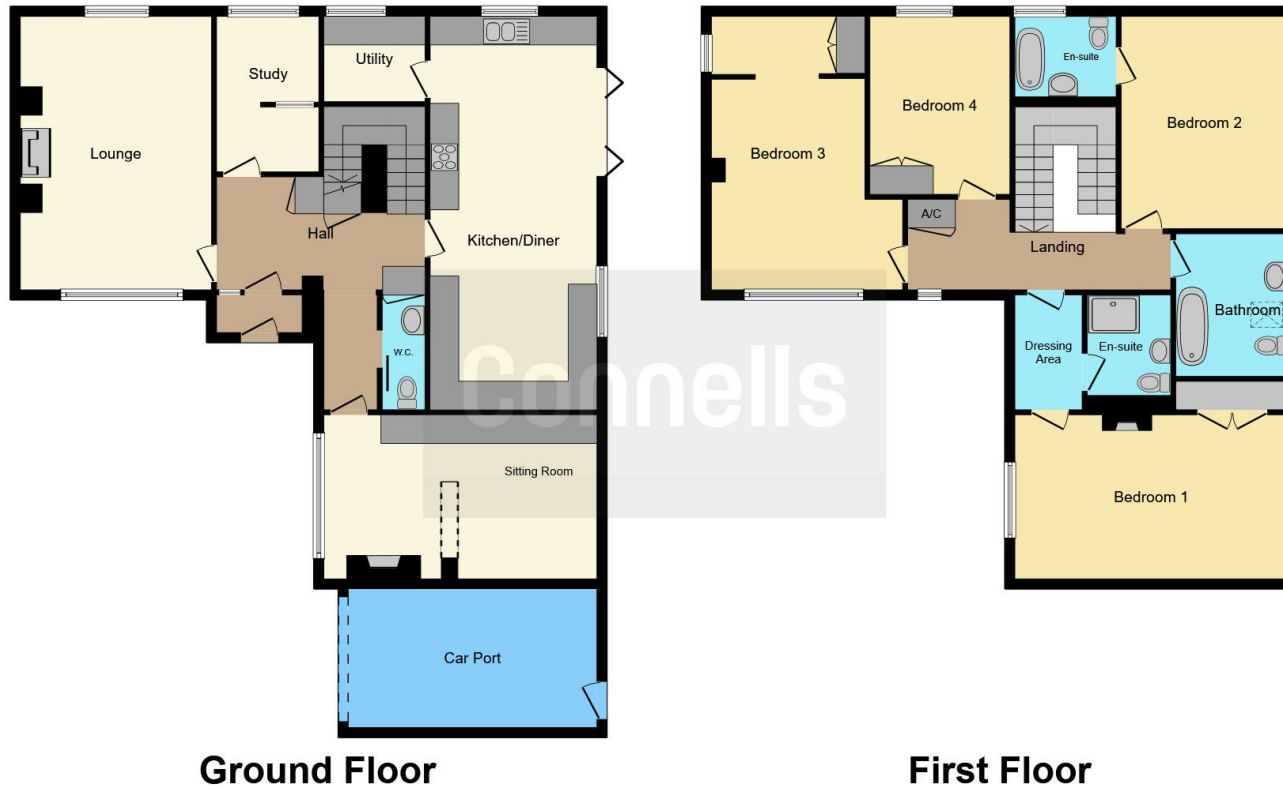
Viewings

Strictly by prior appointment via the selling agent.









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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

To view this property please contact Connells on

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EPC Rating: B

Tenure: Freehold

view this property online connells.co.uk/Property/WBE103611



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