



Connells

Greenfields Close
Shipston-On-Stour

Greenfields Close Shipston-On-Stour CV36 4HA

for sale
£575,000



Property Description

This beautifully renovated, high-end three-bedroom bungalow in Shipston-on-Stour features a stylish open-plan kitchen/Living area with a skylight, a spacious utility room with fitted white goods, bathroom and en-suite. Exceptional finishes throughout ensure modern comfort and luxury living.

Introduction

Shipston on Stour is a small town in Warwickshire, situated on the banks of the River Stour. It lies in the northern part of the Cotswolds, about 10 miles south of Stratford-upon-Avon. The town has various shops, restaurants and pubs whilst also boasting both primary and secondary schools, a medical centre, and several sports clubs. A historic former market town with a number of attractive buildings, including St Edmund's Church, and the High Street retains much of its past character.

There are grammar schools locally at Alcester and Stratford upon Avon. The larger centres of Stratford upon Avon, Banbury, Oxford, Warwick and Leamington Spa are easily accessible.

Entrance Hall

Having composite door from front elevation into entrance hallway with double doors to lounge and:

Cloakroom

Having low level WC with concealed cistern vanity unit, stylish square terrazzo stone basin with mixer tap, extractor fan and obscure double glazed window to front elevation;

Lounge

21' 8" Max x 14' 9" (6.60m Max x 4.50m)

Good sized lounge with ceiling downlighters, double glazed bay window to front elevation, doors to Utility room, Bedroom three and internal hallway and opening through to:

Kitchen

21' 2" x 9' 9" (6.45m x 2.97m)

A modern, fully fitted kitchen with sleek matching wall and base units, complemented by elegant work surfaces. The space includes a one-and-a-half sink with a mixer tap, a five-burner gas hob with an extractor hood, and integrated AEG appliances such as a dishwasher, fridge-freezer, and a wall-mounted double oven with grill and microwave. Enhanced by ceiling downlighters, a skylight, and a double-glazed window to the side, the kitchen also boasts a door leading directly into the private rear garden.

Bedroom Three

7' 4" x 10' 5" (2.24m x 3.17m)

Having ceiling downlighters and double glazed window to front elevation.

Utility

Having matching base and full-height storage

cupboards, a stylish sink unit with mixer tap, and integrated washing machine and tumble dryer. Additional highlights include an extractor fan, ceiling downlighters, access to the loft area, and a door leading to the side elevation.

Internal Hallway

Partly glazed door leads through to internal hallway which gives access to the remaining two bedrooms and;

Bathroom

A beautifully appointed, partially tiled bathroom featuring a low-level WC, a wall-hung stone resin basin with a mixer tap, and a luxurious whirlpool spa bath. The walk-in shower enclosure is equipped with a rainfall shower head, complemented by ceiling downlighters, an extractor fan, and a sleek black ladder towel rail. An obscure double-glazed window to the side elevation adds privacy and natural light.

Bedroom Two

13' 4" x 8' 4" (4.06m x 2.54m)

Having ceiling downlighters, built in wardrobes and double glazed window to rear elevation.

Bedroom One

14' 5" x 12' 4" (4.39m x 3.76m)

Having ceiling downlighters, fittings for wall mounted TV, double glazed windows and french doors to the rear elevation and door through to:

En Suite

A beautifully designed, partially tiled en-suite featuring a low-level WC, a stone resin wall-hung basin with a mixer tap, and an elegant

shower enclosure with a rainfall shower head. The space is further enhanced by ceiling downlighters, an extractor fan, a black ladder towel rail, and a convenient storage area, offering both style and practicality.

Outside

Front

Having a good sized driveway to front of property offering off-road parking for several vehicles,

wall mounted EV charging, lawned area and access to the rear of the property.

Rear Garden

Low maintenance rear garden, mainly laid to lawn with good sized patio area ideal for outside entertaining, outdoor power socket, raised borders with brick wall surround, timber fences to boundaries and access to front of property.

Council Tax

Local Authority: Stratford District Council

Viewings

Strictly by prior appointment via the selling agent

Agents Notes

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendors of this property are relatives of a staff member of the Connells Group.









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

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T 01789 841535
E wellesbourne@connells.co.uk

Bridge Street
 WELLESBOURNE CV35 9QP

EPC Rating: D

Tenure: Freehold

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