



SHIPSTON ON STOUR

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**1 HAWTHORN WAY  
SHIPSTON ON STOUR  
WARWICKSHIRE  
CV36 4FD**

½ mile from Shipston town centre  
10 miles to Stratford-upon-Avon  
6 miles to Moreton in Marsh

**A MODERN FOUR BEDROOM FOUR  
RECEPTION ROOM DETACHED  
HOUSE WITH DETACHED DOUBLE  
GARAGE APPROXIMATELY HALF A  
MILE FROM THE TOWN CENTRE**

- Entrance Hall
- Guest WC
- Sitting Room
- Dining Room
- Study
- Conservatory
- Kitchen Breakfast Room
- Utility Room
- Four Bedrooms
- Bathroom
- Ensuite Bathroom
- Enclosed Gardens
- Driveway & Double Garage
- EPC Rating D

**VIEWING STRICTLY BY APPOINTMENT  
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**Shipston-on-Stour** is an attractive former market town situated in South Warwickshire. The town is a busy local centre with good shopping, primary and secondary schooling, recreational facilities and restaurants serving its own population and a number of surrounding villages. The Cotswold Hills are a short distance away, offering a wide range of outdoor pursuits and activities. There are mainline stations at Moreton-in-Marsh and Banbury with train services to Oxford and London and Birmingham.

Hawthorn Way lies to the South of the town centre and forms part of a modern development to the west of the A3400 London Road and within a level walk of the town centre and facilities.

**1 Hawthorn Way** is understood to have been constructed by Messrs Bryant Homes in approximately 2000, the property comprises a traditional detached two storey four bedroom house with a detached double garage. Understood to have originally been the show home for the development, the property is set well back from the street with a private access drive to four similar substantial detached houses.

The property is well-presented and benefits from recent improvements including redecoration and replacement flooring in 2022. With the addition of the conservatory to the rear, the property offers a balance of four living spaces and four bedrooms with two bathrooms.

## GROUND FLOOR

**Entrance Hall** with obscured glazed door, windows either side and under stairs storage cupboard. **Guest WC** with close coupled WC, wall-mounted wash hand basin and obscured glazed window. **Study** with window to front. **Sitting Room** double aspect to front and rear with bay window overlooking the front garden. Ornamental fireplace with inset gas effect fire. **Conservatory** with tiled floor and double doors to rear garden. **Dining Room** with bay window to rear garden. **Kitchen** fitted with matching lime oak units under granite effect worktop to three walls. Inset stainless steel 1½ bowl single drainer sink, inset stainless steel four ring gas hob with extractor over, built-in high-level double electric oven, space

and plumbing for dishwasher, integrated fridge and freezer. Matching wall cupboards over and tiled floor. **Utility Room** fitted with single worktop with inset stainless steel single bowl single drainer sink with cupboard under. Space and plumbing for washing machine and tumble drier. Wall cupboards, tiled floor, wall mounted gas fired boiler and part-glazed door to rear garden.

## FIRST FLOOR

**Gallery Landing** with window to front, access to loft space and built-in airing cupboard with hot water cylinder. **Bedroom One** outlook to rear and built-in double wardrobe cupboards. **Ensuite Bathroom** with panelled bath, wash hand basin set to vanity unit with WC to side and enclosed shower cubicle. Obscured glazed window and extractor fan. **Bedroom Two** outlook to rear and built-in double wardrobe cupboard. **Bedroom Three** outlook to front and built-in double wardrobe cupboard. **Bedroom Four** outlook to front. **Bathroom** fitted with panelled bath with shower over and glazed shower screen. Wash hand basin set to vanity unit with storage under and WC to side. Obscured glazed window and extractor fan.

## OUTSIDE

To the front of the property, a mature and landscaped garden has a number of herbaceous flower beds with trees, shrubs and bushes. Driveway with parking leads to a detached **Double Garage** with twin up-and-over doors to front, fitted electric light and power supply. Personal part-glazed door to side. Paved pathway with shingle either side leads to front door and continues to the side of the property, where a pedestrian gate opens to: Rear Garden - an attractively, landscaped and enclosed garden with mature flowerbeds, shrubs, trees and bushes, ornamental lawns and block paved terrace adjoining the rear of the property. Outside water supply and lighting. The rear garden enjoys a predominantly South-West facing aspect.



## GENERAL INFORMATION

### Tenure

Freehold with Vacant Possession.

### Services

Mains water, gas, drainage and electricity are understood to be connected to the property. Central heating is provided by Gas fired boiler in the Utility Room.

### Council Tax

Payable to Stratford District Council.

Listed in Band E

### Energy Performance Certificate

Current: 67 Potential: 78

Band: D

### Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are expressly excluded.

### Directions

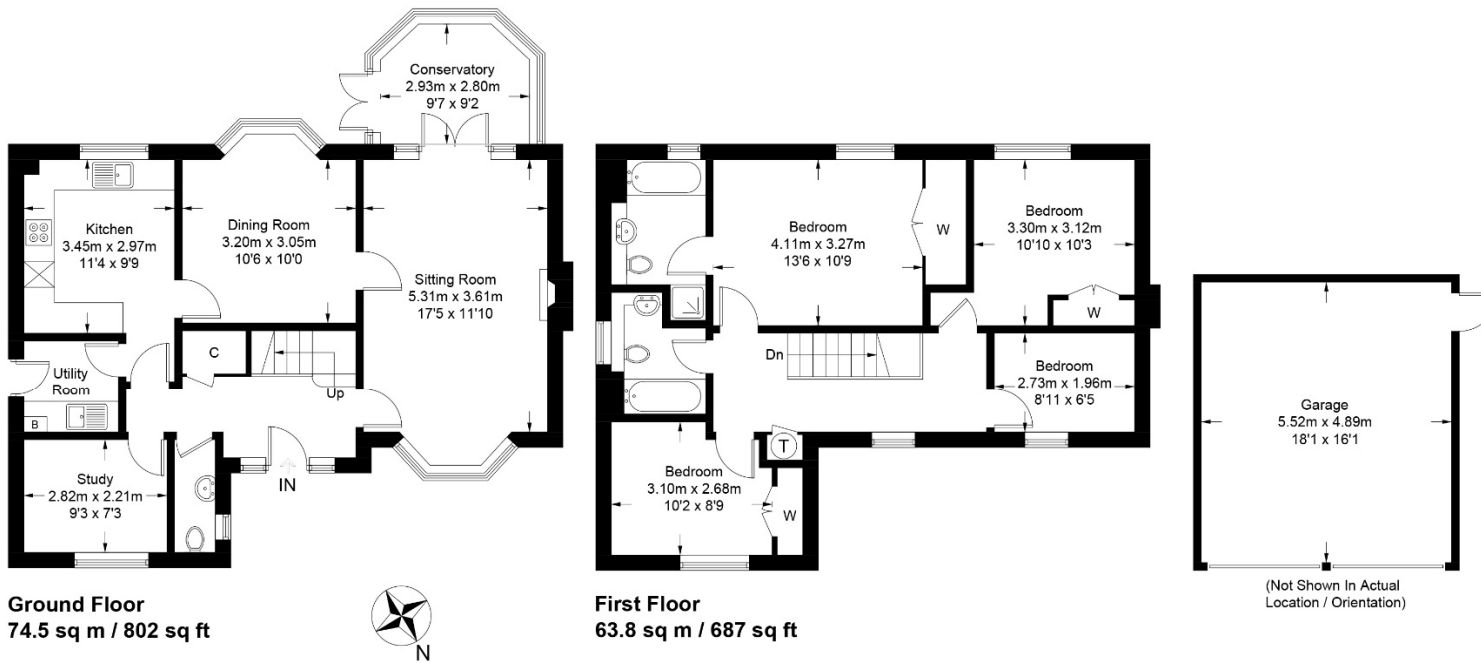
From the town centre, proceed South along London Road taking the third turning on the Right into Hawthorn Way. At the next junction turn left where the property will be found on the Right-hand side.

What3Words: ///indicated.sniff.slacker

### IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, floor plans, site plans, measurements or distances we have referred to are given as a guide only and are not precise.

CS2206/18.07.2023



**Ground Floor**  
74.5 sq m / 802 sq ft

**First Floor**  
63.8 sq m / 687 sq ft

Approximate Gross Internal Area = 138.3 sq m / 1489 sq ft  
Garage = 26.9 sq m / 289 sq ft  
Total = 165.2 sq m / 1778 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID827389)

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