



2 FURZE HILL HOUSE, SHIPSTON ON STOUR, WARWICKSHIRE

SECCOMBES
ESTATE AGENTS

2 FURZE HILL HOUSE ASHGROVE SHIPSTON ON STOUR CV36 4FE

Situated about 6 miles from Moreton in Marsh, 11 miles from Stratford upon Avon, 15 miles from Warwick (and M40 junction 15) and Banbury (M40 at junction 11).

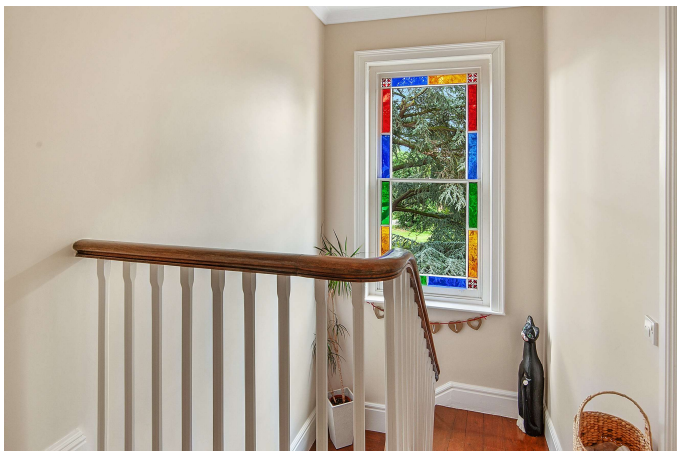
A WONDERFUL SPACIOUS AND WELL-APPOINTED THREE BEDROOM FIRST FLOOR APARTMENT IN A PARKLAND/VILLAGE GREEN SETTING WITH PRIVATE GARDEN AND ALLOCATED PARKING, TOGETHER WITH VIEWS OUT OVER THE TOWN TO BRAILES HILL

Private Entrance Hall, Spacious Landing with Walk-in Store Cupboard, Living Room, Dining/Kitchen, Three Bedrooms, Ensuite Shower Room, Family Bathroom, Electric Heating, Private Garden, Two Allocated Parking Spaces.

Viewing through:

Secombes Estate Agents, Shipston on Stour

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- **Shipston on Stour** is a popular former market town with an attractive Georgian centre situated in south Warwickshire.
- The town is a busy local centre with good shopping, schooling and recreational facilities serving its own population and a number of surrounding villages.
- There are grammar schools locally at Alcester and Stratford upon Avon.
- The larger centres of Stratford upon Avon, Banbury and Oxford are accessible. The area is serviced by a network of main roads including the A3400 (Oxford to Birmingham) road passing through the town.
- Junctions 11 and 15 of the M40 motorway are accessible at Banbury and Warwick respectively. There are mainline stations at Moreton in Marsh and Banbury with train services south to Oxford and London respectively.
- **Furze Hill House** is an attractive detached period house dating from 1869 (date stone) which has been divided into two apartments situated towards the southern edge of Shipston on Stour adjoining the parkland/village green area of Hawthorn Way.
- **2 Furze Hill House** is a wonderful, spacious and well-appointed first floor apartment with private entrance hall on the ground floor, private garden and two allocated parking areas.



- With Furze Hill House dating from the mid-Victorian era, the rooms, which are well-presented, offer spacious and well-proportioned accommodation with stone mullion sash windows, together with a well-appointed kitchen area and bathrooms.
- From the garden, front door with **Open Porch** above leads into the private **Entrance Hall** with shelved **store cupboard** off, boarded floor from which stairs rise with part-stained glass sash window to the first floor **Spacious Landing**. From the living room and dining/kitchen there are views out over to Brailes Hill.
- **Living Room** with feature fireplace. **Dining/Kitchen** double aspect with well-appointed kitchen area comprises one and a half bowl and single drainer sink unit with fitted cupboards under, fitted base unit with wooden work surface over, integrated Beaumatic washing machine, Bosch dishwasher and fridge/freezer, built in electric oven with Samsung four-ring ceramic hob over and extractor hood above, fitted wall units with concealed lighting under.
- **Master Bedroom** with built-in **double wardrobe** and door to **Ensuite Shower Room** with shower cubicle with Sirius shower unit, w.c., wash hand basin, **shelved linen and airing cupboard**. **Two further Bedrooms** (one double and one single) and **Family Bathroom** with bath with shower attachment, shower rail and curtain over, w.c., wash hand basin, access to roof space.

- Outside and approached from the car parking area is the private garden, principally lawned with gravel and decking area beside the property. **Two allocated parking spaces**.

GENERAL INFORMATION

Tenure

The property is offered leasehold with vacant possession. 125-year lease from 01.01.2001 which expires on 31.12.2026 with 102 years unexpired.

Furze Hill House Management Company Limited owns the freehold of Furze Hill House, and the owners of each flat are directors and sole shareholders on a 50/50 basis of Furze Hill House Management Company Limited. No ground rent is payable and there is a current service charge of £50 pcm which covers buildings insurance, accountancy fees, window cleaning, etc.

Council Tax

This is payable to Stratford on Avon District Council. The property is listed in band C.

Fixtures and Fittings

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

Services

Mains electricity, water and drainage are connected to the property. Electric heating.

Energy Performance Certificate

Current: 52 (E) Potential: 73 (C)

Directions

Postcode CV36 4FE

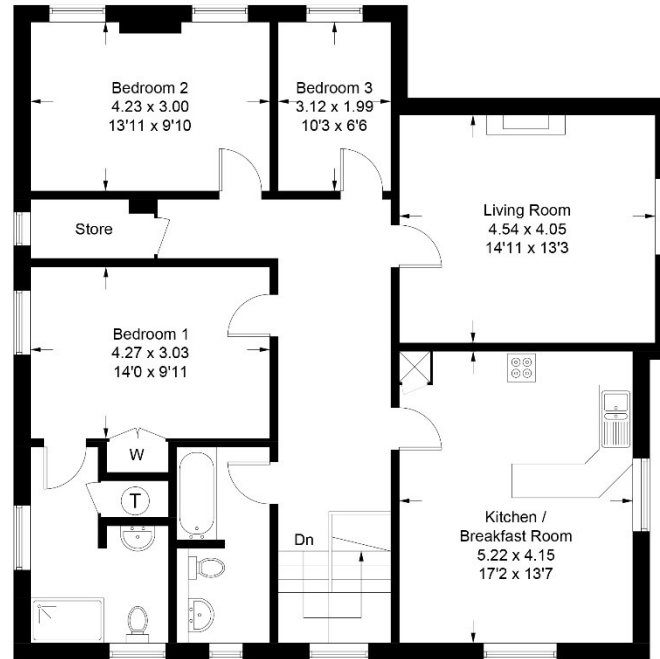
From the centre of Shipston on Stour take the A3400 south for Oxford. Proceed around the one-way system along New Street into London Road. After about 600 yards, at the end of London Road turn right into Holly Road. After about a further 100 yards take the first turning right into Ash Grove. Continue along Ash Grove for a further 100 yards as after the road bears to the right, turn left up to Furze Hill House. Proceed around Furze Hill House to the car parking area with the front door to 2 Furze Hill House being on the southern gable end elevation.

IMPORTANT NOTICE

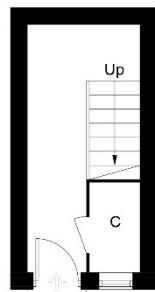
These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have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

MFF/S3117/F004/14.07.2023

FLOOR PLANS



First Floor



Ground Floor

Approximate Gross Internal Area = 122.0 sq m / 1313 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID988787)



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