



3 BURNELL CLOSE, SHIPSTON ON STOUR, WARWICKSHIRE

SECCOMBES

ESTATE AGENTS

3 BURNELL CLOSE SHIPSTON ON STOUR CV36 4RX

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 SPACIOUS AND WELL PRESENTED DETACHED THREE DOUBLE BEDROOM HOUSE QUIETLY LOCATED TOWARDS THE WESTERN EDGE OF THE TOWN WITH ENCLOSED GARDEN, SINGLE GARAGE AND OFF-ROAD PARKING

Entrance Hall, Living Room, Dining/Kitchen, Cloakroom, Landing, Three Double Bedrooms, Ensuite Shower Room, Family Bathroom. UPVC Double Glazing. Gas-Fired Heating. Enclosed Garden. Single Garage. Two Off-Road Parking Spaces

Viewing through:

Seccombes 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.
- **3 Burnell Close** is a detached house quietly located towards the western edge of the town.
- The spacious and well-proportioned accommodation has a well-appointed kitchen and bathrooms, together with three double bedrooms.
- In addition to the living room, the dining kitchen opens out to an enclosed garden.



- Situated a short distance away is a large single garage with two off-road parking spaces in front.
- **Spacious Entrance Hall** with stairs to first floor, cloak cupboard and **Cloakroom** with wc, wash hand basin. The adjoining **Living Room** is double-aspect with bay window.
- **Dining/Kitchen** with double uPVC French doors looking out to the garden with **Kitchen area** with one and a half bowl stainless steel sink unit with cupboard under, base units with work surfaces over, fitted wall units with concealed lighting under, integral dishwasher, washer dryer, built-in Bosch electric oven with four-ring Bosch gas hob over and extractor hood above, integral fridge/freezer, ceramic tiled floor.
- **First Floor Landing** with shelved **boiler cupboard** with Potterton gas-fired combi-boiler for central heating and hot water.
- **Bedroom One** overlooking the garden with built-in double wardrobe with mirrored doors. Door to **Ensuite Shower Room** part-tiled with shower cubicle, w.c., wash hand basin, heated towel rail, ceramic tiled floor.
- **Two further Double Bedrooms**, one with built-in double wardrobe and mirrored doors.
- **Family Bathroom** part-tiled with bath with shower attachment and shower screen over, w.c., wash hand



- basin with built-in drawers under, heated towel rail, ceramic tiled floor.
- Situated a short distance from the property is a **Single Garage** about 19' 6"/5.94m min deep with power and light connected and **Two off-road Parking Spaces** in front.
- The enclosed part-walled **Garden** is south-facing and about 22'0"/6.70m wide x 20'0"/6.09m lengthening to 30'0"/9.14m. Immediately adjoining the house and approached from double French doors to the dining kitchen is a gravelled patio area, beyond which is a further raised garden area.
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GENERAL INFORMATION

Tenure

The property is offered freehold with vacant possession.

Council Tax

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

Fixtures and Fittings

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



Services

Mains electricity, gas, water and drainage are connected to the property. Potterton gas-fired boiler for central heating and hot water.

Energy Performance Certificate

Current: 84 (B) Potential: 95 (A)

Directions

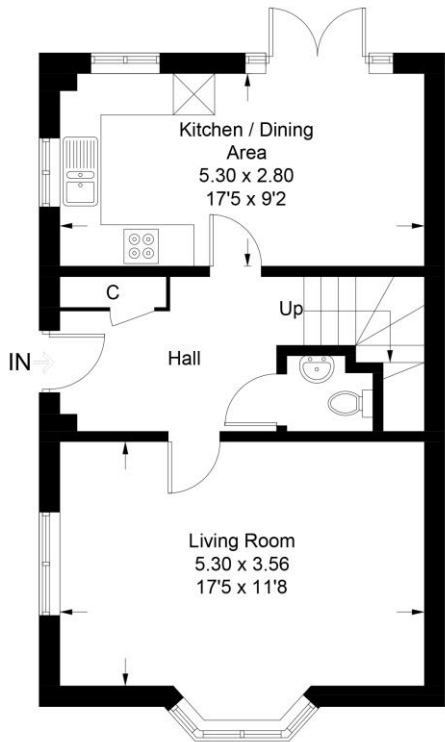
From the centre of Shipston on Stour take the B4035 for Chipping Campden. Proceed along West Street into Campden Road. At the traffic lights turn left into Bailey Road. Continue up and along Bailey Road, turning left into Burnell Close after about 200 yards. 3 Burnell Close is the first property on the left.

Postcode CV36 4RX

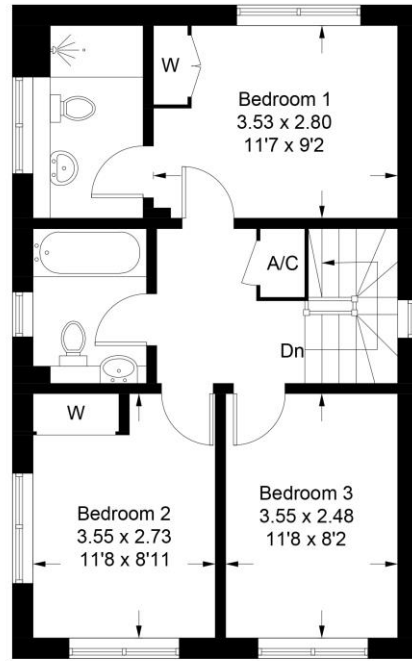
IMPORTANT NOTICE

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/S3132/F010/24.07.2023



Ground Floor



First Floor

Approximate Gross Internal Area = 95.5 sq m / 1027 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID989956)



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