



CARTER CLOSE, SHIPSTON ON STOUR – 3 BEDROOMS

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ESTATE AGENTS

**7 CARTER CLOSE
SHIPSTON ON STOUR
WARWICKSHIRE
CV36 4GW**

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 QUIETLY LOCATED SPACIOUS AND WELL PRESENTED THREE DOUBLE BEDROOM DETACHED FAMILY HOUSE SITUATED ON THE SOUTHERN EDGE OF TOWN WITH ENCLOSED LANDSCAPED GARDEN, SINGLE GARAGE AND OFF-ROAD PARKING.

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

NO ONWARD CHAIN

**Viewing through
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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.

- **7 Carter Close** is a well-presented detached family house quietly located on the southern edge of Shipston on Stour and was completed in early 2022.
- The property is situated at the end of a cul de sac adjoining countryside.
- The spacious and well-proportioned accommodation has well-appointed kitchen and bathrooms. Improvements and upgrades undertaken by the vendor included the division of the living room into a study and sitting room with the installation of a Scandinavian wood burner, together with landscaping the garden and also the creation of a bin store.



The kitchen units were upgraded together with a quartz work surface and a five-ring gas hob being installed.

- In addition to the sitting room and study on the ground floor there is the dining kitchen which opens out into the enclosed landscaped garden. On the first floor there are three double bedrooms. Situated a short distance away is a single garage with off-road parking in front.
- Spacious **Entrance Hall** with stairs to first floor, **understairs cupboard** and **Cloakroom** with w.c., wash handbasin.
- Adjoining the **Study** sliding door leads through to the **Sitting Room** with Scandinavian wood burner, bay window and window seat with log store under.
- Well-appointed **Dining/Kitchen** with one and a half stainless steel sink unit with fitted cupboards under, fitted base units with quartz work top over, fitted wall units with concealed lighting under, electric oven with five ring Bosch gas hob over and extractor hood above, built-in Bosch dishwasher and washing machine, built-in fridge/freezer, uPVC double glazed French doors to patio and **garden**.
- **Landing** with **shelved airing cupboard**.
- **Bedroom One** double-aspect with two built-in single wardrobes and central 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** and **Family Bathroom** part tiled with bath and shower unit, shower screen over, wc, wash handbasin, with mirrored bathroom cabinet over, heated towel rail, ceramic tiled floor.
- Situated a short distance from the property is a detached **Single Garage** with power and light connected. Outside electric car charging point. **Enclosed bin area** adjoining **Off Road Parking**.
- The enclosed part walled **garden** is about 27'0"/8.23m max deep x 26'0"/7.92m wide and has been attractively landscaped with a paved patio immediately adjoining the house, beyond which is a flower and shrub border leading down to a lawned area with two birch trees.
- There is also disabled/wheelchair access from the car parking area to the house across the garden.

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 E.

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. Ideal combi-gas fired boiler for central heating and hot water. Electric car charging point.

Energy Performance Certificate

Current: 83 (B) Potential: 94 (A)

Directions

From the centre of Shipston on Stour take the A3400 south for Oxford and Chipping Norton. Proceed around the one-way system and continue along New Street into London Road. Towards the end of London Road and opposite the cemetery, turn left into Brewer Hill. At the bottom of Brewers Hill turn right and immediately left into Carter Close. 7 Carter Close is situated at the end on the left.

Postcode CV36 4GW


IMPORTANT NOTICE

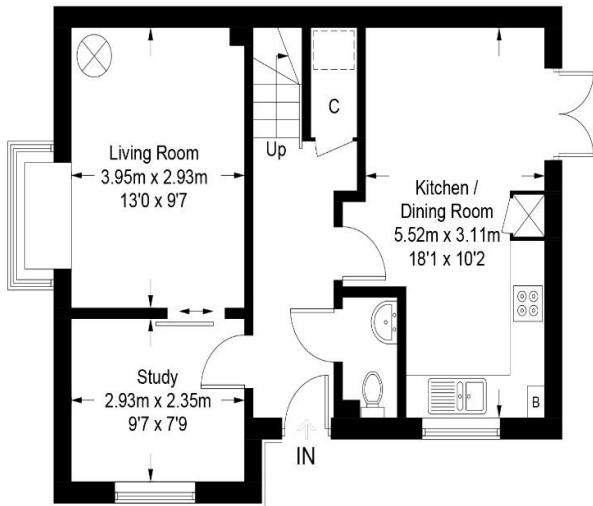
These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have 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/S3135/F005/16.08.2023

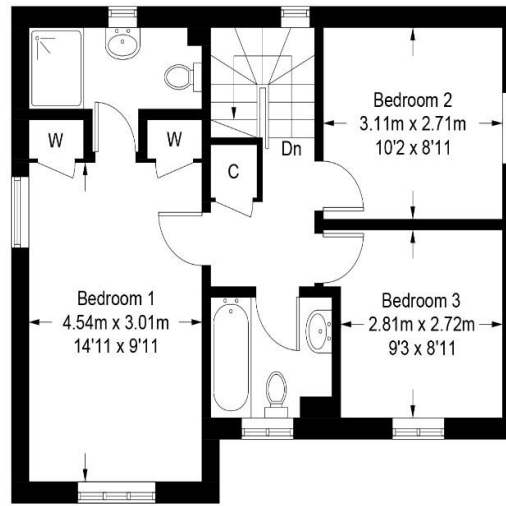
FLOOR PLANS



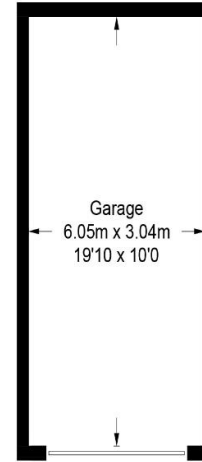
 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 95.9 sq m / 1032 sq ft
 Garage = 18.4 sq m / 198 sq ft
 Total = 114.3 sq m / 1230 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID997047)



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