



17 BEECHAM ROAD, SHIPSTON ON STOUR, WARWICKSHIRE

SECCOMBES

ESTATE AGENTS

**17 BEECHAM ROAD
SHIPSTON ON STOUR
CV36 4RJ**

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 PRESENTED FOUR DOUBLE BEDROOM DETACHED FAMILY HOUSE WITH ATTRACTIVE ENCLOSED LANDSCAPED GARDEN, DOUBLE GARAGE AND OFF-ROAD PARKING, SITUATED ON A CORNER PLOT

Entrance Hall, Sitting Room, Dining Room, Study, Dining/Kitchen/Family Room, Utility Room, Cloakroom, Four Double Bedrooms, Ensuite Shower Room, Family Bathroom. Double Glazing. Gas Fired Heating. Attractive Enclosed Landscaped Garden. Tandem Double Garage. Two Off Road Parking Spaces .

**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.

17 Beecham Road is a wonderful well-presented detached family house situated on a corner plot. The house offers spacious and well-proportioned accommodation with two principal reception rooms, study and dining/kitchen/family room on the ground floor.

On the first floor are four double bedrooms, ensuite shower room and family bathroom.

The entrance hall and study, together with the well-appointed dining kitchen/family room, all benefit from oak flooring, together with the family bathroom and ensuite shower having recently been updated. In addition, there are shutters to all the front windows.

Outside is an attractive well-stocked enclosed landscaped garden beyond which is a tandem double garage with off road parking to the front. The accommodation briefly comprises:



Spacious **Entrance Hall** with **Study** and **Cloakroom** off. Stairs to first floor.

Sitting Room with dressed Cotswold stone fireplace, stone mantel shelf and hearth incorporating Living Flame gas fire. Glazed double doors lead into the **Dining Room**, double glazed double French doors to garden patio.

Dining/Kitchen/Family Room well-appointed and is an important feature of the property with one and a half bowl and single drainer stainless steel sink unit with cupboards under, fitted base units with wooden work surfaces over, built in Hotpoint five-ring gas hob with Hotpoint extractor hood above, built in Electrolux double oven, fitted wall units, built in fridge/freezer, breakfast bar with built-in cupboards under.

Utility Room with single stainless steel sink unit and drainer with fitted cupboards under, plumbing for washing machine and space for dryer, built-in wall unit, Worcester gas boiler for central heating and hot water, half glazed door to garden.

Spacious part galleried **Landing** with double doors to shelved **airing cupboard** with insulated hot water cylinder.

Bedroom One with two and half built in double wardrobes. Door to well-appointed shower room with shower cubicle, w.c., wash hand basin with fitted drawers under.

Three further **Double Bedrooms** each with built in wardrobes.

Well appointed **Family Bathroom** with bath with shower attachment,



separate shower cubicle, w.c., wash hand basin with built-in shelves under, heated towel rail.

It is noted from the front bedrooms there are far-reaching views over town to Brailes Hill beyond.

The Gardens are a further important feature. To the front and set behind a low brick wall with privet hedging a pathway leads to the front door, and continues around the side of the house to the **Back Garden** which is L-shaped, enclosed, has been attractively landscaped and is about 61'0/18.60m wide (max) x 58'6/17.84m deep (max)

Immediately adjoining the house is a large, paved patio with low retaining brick wall, further raised patio area and well-stocked flower and shrub borders beside.

To the side is a lawned area incorporating raspberry beds. together with rosemary and gooseberry bushes. In addition, there are raised box strawberry beds and pleached apple trees. From the garden there are far-reaching views out over the town to Brailes Hill.

Situated behind the raised garden area is a **Tandem Double Garage** with side personnel door, power and light connected. Situated to front of the garage are two **Off-Road Parking Spaces**

GENERAL INFORMATION

Tenure The property is offered freehold with vacant possession.

Service Charge There is a current management charge payable to FirstPort of approximately £250 payable bi-annually



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

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. Worcester gas-fired boiler for central heating and hot water.

Energy Performance Certificate

Current: 77(C) Potential: 85 (B)

Directions

Postcode CV36 4RJ

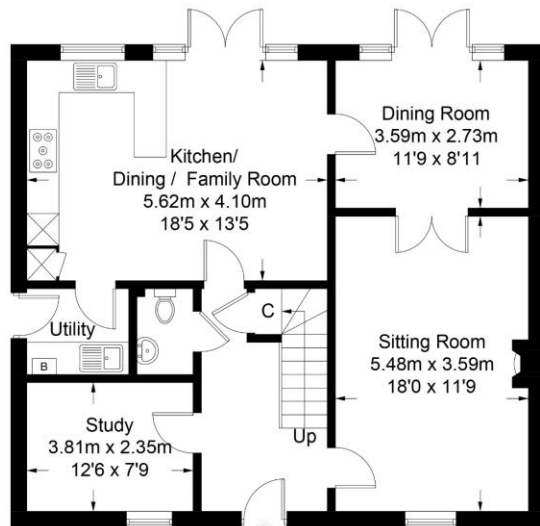
From the centre of Shipston on Stour, head north on Church Street (A3400) for Stratford upon Avon. Continue past Tesco taking the second turning left after about 75 yards. At the crossroads by the Black Horse Inn, turn left up Tilemans Lane. After about 200 yards take the first turning right into Beecham Road. 17 Beecham Road is immediately on the left.

IMPORTANT NOTICE

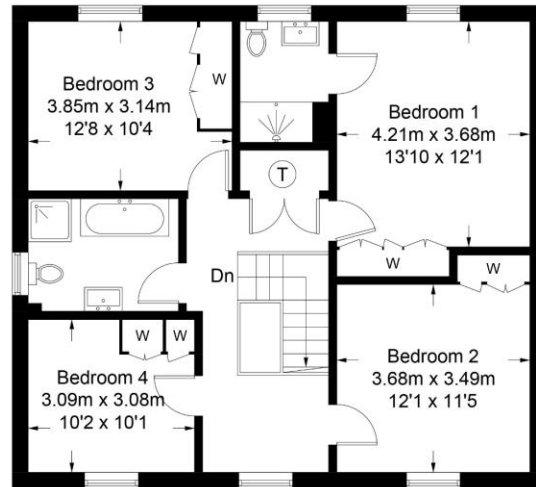
These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have 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/S3167/F005/18.04.2024

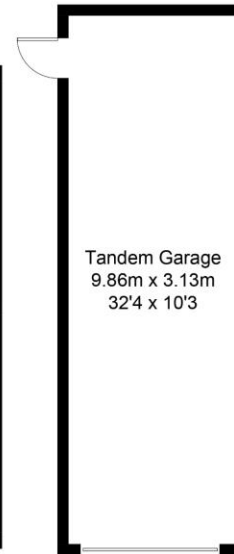
FLOOR PLANS



Ground Floor
79.2 sq m / 852 sq ft



First Floor
78.5 sq m / 845 sq ft



Tandem Garage
9.86m x 3.13m
32'4 x 10'3

(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 157.7 sq m / 1697 sq ft
Tandem Garage = 31.1 sq m / 335 sq ft
Total = 188.8 sq m / 2032 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1071758)



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