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ESTATE AGENTS



27 ROMAN WAY, WHICHFORD



## 27 ROMAN ROW WHICHFORD NR SHIPSTON ON STOUR CV36 5PJ

Situated approximately 6 miles from Chipping Norton, 7 miles from Shipston on Stour, 9 miles from Moreton in Marsh and 10 miles from Banbury. (M40 junction 11), 19 miles from Stratford upon Avon, 25 miles from Oxford

### A SPACIOUS AND WELL-PROPORTIONED END TERRACED TWO DOUBLE BEDROOM HOUSE WITH ENCLOSED GARDEN AND CAR PARKING SPACE, SITUATED IN A POPULAR VILLAGE ON THE EDGE OF THE COTSWOLDS.

Entrance Hall, Living Room, Kitchen, Landing, Two Double Bedrooms, Bathroom. Enclosed Garden with Timber Workshop and Garden Store. Electric Heating. Double Glazing. Car Parking Space

Viewing through **Secombes Estate Agents, Shipston on Stour**  
T: 01608 663788 E: [shipston@seccombesea.co.uk](mailto:shipston@seccombesea.co.uk)

**Whichford** is an attractive popular village centered around a large village green situated in undulating South Warwickshire countryside ON to the South Warwickshire/North Oxfordshire border and on the edge of the Cotswold Hills. Within Whichford there is the well-known pottery, a good village pub, The Norman Knight, together with a fine Parish Church. The village of Long Compton (about 2½ miles) has a general store and public house.

The village is well situated for Soho Farm House and Daylesford Farm Shop which are located close by.

The local towns of Chipping Norton and Shipston on Stour offer a more comprehensive range of facilities. Junction 11 of the M40 motorway is at Banbury. There are mainline rail stations at Banbury and Moreton in Marsh with a service in just under an hour from Banbury to London (Marylebone).

**27 Roman Row** is a well-presented end terraced two bedroom house understood to have been built in about 1993 and offers spacious and well-proportioned accommodation.

Outside to the back is an enclosed south-facing garden with timber workshop and store shed at the end. To the front is an allocated car parking space. The accommodation briefly comprises

**Entrance Hall** with stairs to first floor and understairs cupboard. Straight ahead into the

**Living Room** with open fireplace with timber surround, tiled inset and raised hearth, double glazed leaded light French doors leading out to the back garden. Off the entrance hall archway into

**Kitchen** with fitted base and wall units with concealed lighting under, built-in fridge/freezer, built-in dish washer, AEG electric double oven with ceramic hob and extractor hood over, tiled floor.

On the first floor **Landing** with shelved linen/store cupboard

**Bedroom 1** overlooking the garden, with **Bedroom 2** having a walk-in wardrobe with store cupboard beside.

**Bathroom** part tiled with bath with Mira Sport Electric shower unit over, w.c., wash hand basin, access to roof space with hot water cylinder.

**Gardens and Car Parking** to the front and side of the property have well-stocked flower and shrub borders. Immediately beside the front door is a store cupboard with meter cupboard above.

To the back and approached from either the living room or via a side walkway is the enclosed south-facing **Back Garden** which is principally lawned.

Situated to the front and directly opposite the house is a single allocated parking space.

#### GENERAL INFORMATION

**Tenure** The property is offered freehold with vacant possession.

**Council Tax** This is payable to Stratford upon Avon District Council. The property is listed in band C

**Fixtures and Fittings** All items mentioned in these particulars are included in the sale. All other items are expressly excluded.

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

#### Energy Performance Certificate

Current E (49) Potential A (111)

#### Directions

From Shipston on Stour take the A3400 south. After about 4 1/2 miles, turn left sign-posted to Whichford and Ascott. On entering the village of Whichford, take the first turning right. Proceed down the hill and up the other side. As the road bears round to the left, turn right into Roman Row. Turn immediately right and 27 Roman Row is the fifth property on the left.

CV36 5PJ

#### IMPORTANT NOTICE

The attached 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 photograph(s) 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/S2946F002/13.06.2024

T: 01608 663788

10 Market Place, Shipston on Stour,  
Warwickshire CV36 4AG  
[shipston@seccombesea.co.uk](mailto:shipston@seccombesea.co.uk)

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