



1 GLEN CLOSE, SHIPSTON ON STOUR, WARWICKSHIRE

SECCOMBES

ESTATE AGENTS

1 GLEN CLOSE SHIPSTON ON STOUR CV36 4ED

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 WELL PRESENTED THREE BEDROOM BUNGALOW OFFERING SPACIOUS AND WELL-PROPORTIONED ACCOMMODATION SET IN ATTRACTIVE GARDENS, WELL LOCATED A SHORT DISTANCE FROM THE TOWN CENTRE

Entrance Hall, Living Room, Dining/Kitchen, Three Bedrooms, Ensuite Shower Room Family Bathroom, Conservatory. Oil-Fired Heating. uVPC Double Glazing. Single Garage with Garden W.C. Off Road Parking. Attractive Enclosed Garden

Viewing: Secombes Estate Agents, Shipston on Stour
T: 01608 663788 E: shipston@seccombesea.co.uk
www.seccombesestateagents.co.uk



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.

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.

1 Glen Close is a detached and extended three-bedroom bungalow well-located within Shipston on Stour being a short and easy walking distance from the town centre.

The property offers well presented, spacious and well-proportioned accommodation with doors from both the living room and dining kitchen into the Conservatory.

In addition, there are three bedrooms (two double and a single), together with an ensuite shower room and family bathroom.

Outside are attractive enclosed landscaped gardens, together with a single garage with off-road parking in front. The accommodation briefly comprises:



Enclosed Porch with front door to

Entrance Hall with **shelved linen cupboard** and access to roof space.

Living Room double aspect with feature fireplace incorporating an electric fire (remote control) and double uPVC French doors to the

Conservatory single and double glazed uPVC French doors out into the enclosed south-facing back garden.

Dining/Kitchen double aspect with one and a half bowl and single drainer sink unit with fitted cupboard under, fitted base units with work surface over, fitted wall units with concealed lighting under, built-in Hotpoint electric double oven, Hotpoint four-ring electric hob, plumbing for washing machine and dishwasher, larder/store cupboard, space for upright fridge/freezer.

Bedroom One with **dressing area** with built in wardrobes, archway into bedroom one double aspect with built in wardrobes and dressing table. Door to **Ensuite Shower Room** with shower cubicle, w.c., wash hand basin with built-in double cupboard under, fitted wall units, heated towel rail.

Bedroom Two overlooking the front garden.

Family Bathroom with bath with electric shower unit, rail and curtain over, w.c., wash hand basin.

Bedroom Three currently used as a study.



Outside the front the driveway offering **Off Road Parking** for 1/2 cars leads down to a **Single Garage** with power, light and water connected incorporating a single stainless-steel sink and drainer with fitted cupboards under, Mistral oil-fired boiler for central heating and hot water. **Garden w.c.**

The gardens form an important part of the property. To the front and immediately adjoining the driveway is a gravelled area with well-stocked shrub borders to the side, with gravelled paths leading round to the back garden. In addition, there is a personnel door and access between the garage and the bungalow to the south facing.

Back Garden about 61'0"/18.6m wide x 23'0"/7.0m deep enclosed and attractively landscaped. Immediately adjoining the property is a paved path and raised paved area, beyond which the gardens are lawned with well-stocked flower and shrub borders. **Two Timber Garden Sheds/Stores** (one with power and light connected). Oil tank.

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. Mistral oil-fired boiler for central heating and hot water.

Energy Performance Certificate

Current: 64 (D) Potential: 73 (C)

Directions

Postcode CV36 4ED

From the centre of Shipston on Stour head for Chipping Campden on the B4035 (West Street) for Chipping Campden. After about 150 yards take the first turning right signed for Darlingscott. After about a further 200 yards, having passed Telegraph Street on the right, turn right into Glen Close. 1 Glen Close is situated immediately on the right.

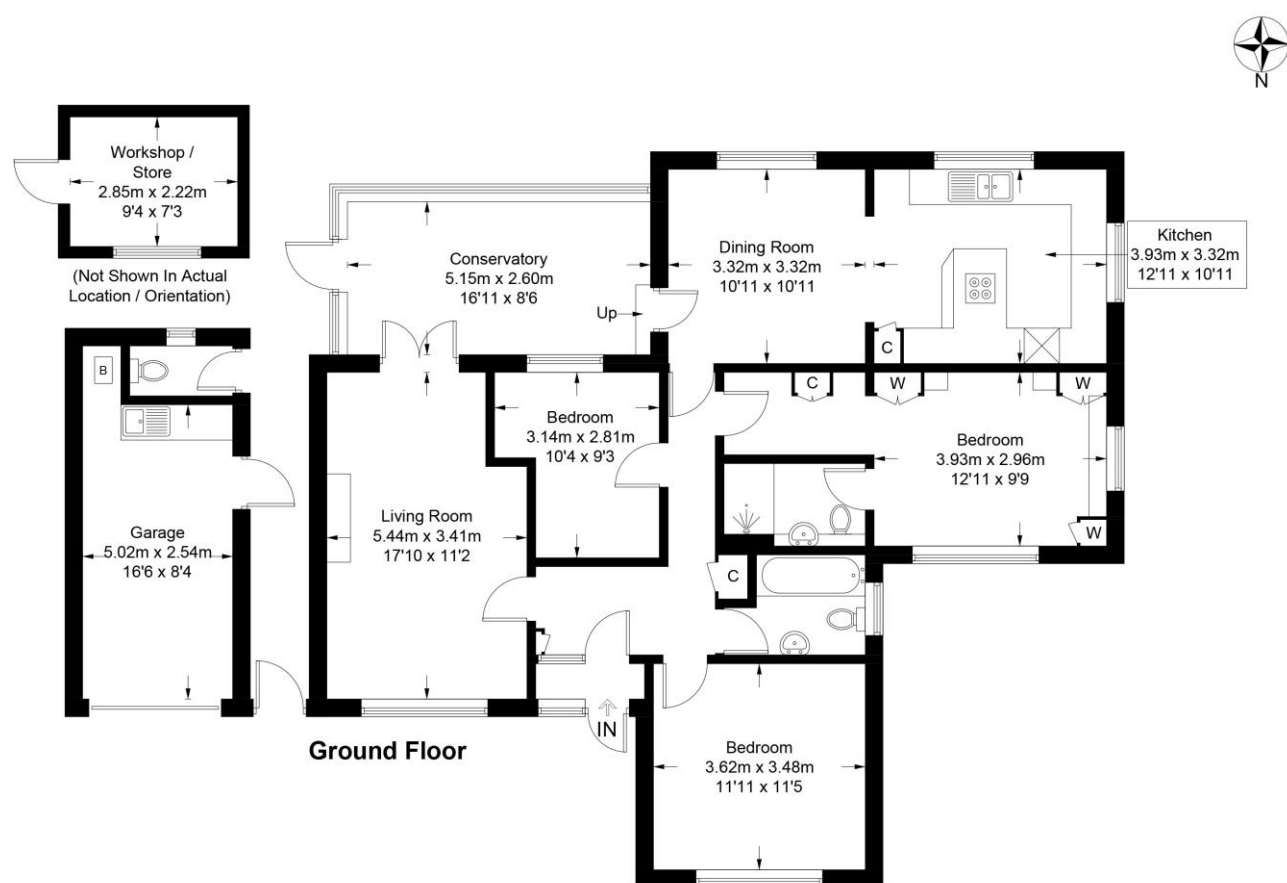
What Three Words /// Angel. Zone. Binds

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/S3242F005/30.07.2025

FLOOR PLANS



Approximate Gross Internal Area = 115.1 sq m / 1239 sq ft
Outbuildings = 21.3 sq m / 229 sq ft
Total = 136.4 sq m / 1468 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1219352)



T: 01608 663788

10 Market Place, Shipston on Stour,
Warwickshire CV36 4AG
shipston@seccombesea.co.uk

SECCOMBES

ESTATE AGENTS

www.seccombesestateagents.co.uk