



SECCOMBES

ESTATE AGENTS

11 BRADLEY DRIVE, SHIPSTON ON STOUR

**11 BRADLEY DRIVE
SHIPSTON ON STOUR
WARWICKSHIRE
CV36 4RP**

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).

LIGHT AND AIRY WELL PRESENTED, WELL PROPORTIONED THREE BEDROOM DETACHED HOUSE, ENCLOSED LANDSCAPED GARDEN, SINGLE GARAGE AND OFF-ROAD PARKING

Entrance Hall, Cloakroom, Cupboard, Living Room, Kitchen/Dining Room, Utility, Three Bedrooms (one with ensuite), Storage Cupboard, Family Bathroom, Landscaped Garden. Single Garage. Off Road Parking.

**Viewing through
Secombes Estate Agents, Shipston on Stour
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www.seccombesestateagents.co.uk**



Shipston on Stour is a former market town 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.

11 Bradley Drive is an attractive, well-presented light and airy, detached family house which is situated on the corner, benefitting from double glazing and gas fired heating, which is understood to have been built in 2019.

The kitchen and the utility are well appointed with Symphony units and Zanussi appliances.

Outside to the front is lawned with a privet border and path leading to front door and to the back, the enclosed part-walled landscaped garden is principally lawned with path leading to side gate and garage with off road parking.

The accommodation briefly comprises:

Entrance Hall is spacious with ceramic floor and stairs to first floor, cupboard with electrics and broadband.

Cloakroom with pedestal wash hand basin with mixer tap and w.c.



Living Room double aspect with French doors leading to garden.

Kitchen/Dining Room is light and airy, triple aspect with plantation shutters, one and a half stainless steel sink unit with mixer tap and fitted cupboards under, fitted base units with work top over, fitted wall units with concealed lighting under, double electric oven with four-ring Zanussi gas hob over and extractor hood above, integral Zanussi dishwasher, integral Zanussi fridge/freezer. **Utility** with symphony units and work surface over, integral Zanussi washing machine and dryer, door to garden.

Stairs leading to **Landing** with loft access and storage cupboard

Bedroom One with dual aspect, **Ensuite Shower Room** with double shower cubicle, w.c., pedestal wash hand basin, laminate floor.

Bedroom Two with window to side.

Bedroom Three with dual aspect.

Family Bathroom panelled bath with electric shower over with shower screen, w.c., pedestal wash hand basin.

Outside to the front the **Garden** is predominantly lawned with privet border and path leading to front door.



To the back an attractive enclosed wraparound **Landscaped Garden** predominantly lawned with patio adjoining the property, path leading to gate to the **Garage** with electric connected and **Off-Road Parking** for two cars.

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. Gas-fired boiler for central heating and hot water.

Energy Performance Certificate

Current: 84 (B) Potential: 94 (A)



Directions

From the centre of Shipston on Stour take the B4035 west for Chipping Campden. Proceed up West Street into Campden Road turn right at the traffic lights, follow the road and take the next left into Bradley Drive and 11 Bradley Drive is on the corner on the left-hand side.

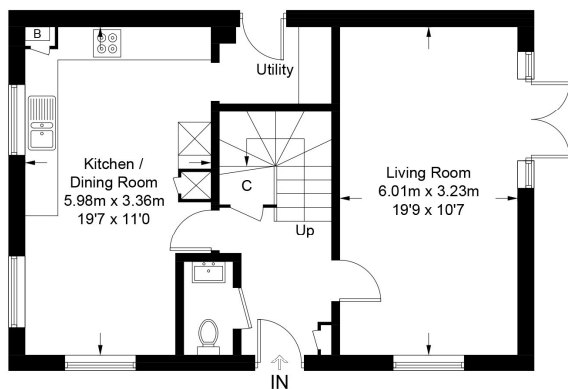
Postcode CV36 4RP

IMPORTANT NOTICE

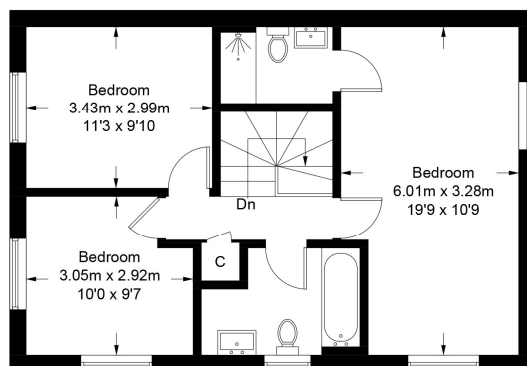
These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have 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/S3248/F005/30.07.2025

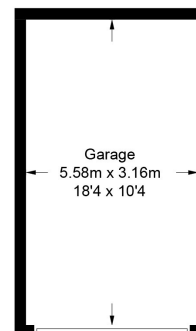
FLOOR PLANS



Ground Floor
54.5 sq m / 587 sq ft



First Floor
54.0 sq m / 581 sq ft



(Not Shown In Actual
Location / Orientation)

Approximate Gross Internal Area = 108.5 sq m / 1168 sq ft
Garage = 17.6 sq m / 189 sq ft
Total = 126.1 sq m / 1357 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1225847)



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