



2 GLEN CLOSE, SHIPSTON ON STOUR, WARWICKSHIRE

SECCOMBES

ESTATE AGENTS

2 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 WONDERFUL DETACHED TWO DOUBLE BEDROOM BUNGALOW SITUATED A SHORT DISTANCE FROM THE TOWN CENTRE WITH SPACIOUS OPEN-PLAN LIVING ACCOMMODATION AND ATTRACTIVE ENCLOSED GARDEN

Entrance Hall, Open Plan Living Dining Kitchen, Conservatory, Two Double Bedrooms, Wet Room. Electric Heating. uPVC Double Glazing. Attractive south Facing Enclosed Garden. Off Road Parking. Single Garage.

Viewing: Seccombes 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.

2 Glen Close is a wonderful detached bungalow a short distance from and within easy walking distance of the town centre. The property offers, spacious and well-presented accommodation benefiting from electric heating and uPVC double glazing. An important feature is the open-plan living/dining/ kitchen, beyond which is a conservatory.

In addition, there is a spacious entrance hall, two double bedrooms and a wet room.

To the front there is an open plan garden with driveway and single garage. A further important feature is the attractive enclosed south-facing back garden with composite decking incorporating a ramp down to the lower level leading to a summer house with power and light connected. The accommodation briefly comprises:



Enclosed Porch leading through to the spacious **Entrance Hall** with store cupboard.

Open-plan **Living/Dining/Kitchen** well-appointed with Lamona sink unit with fitted cupboards under, fitted base units with fitted work surfaces over, fitted wall units, built-in electric double oven incorporating a microwave feature, built-in dishwasher, built-in fridge/freezer. Door to

Conservatory with door leading out on to composite decking.

Bedroom One overlooks the front garden.

Wet Room with shower, w.c., wash hand basin with built-in cupboards under, fitted towel rail.

Bedroom Two overlooking the back garden with access to roof space.

To the front the garden is open-plan and principally lawned with flower border and brick pavier driveway offering off-road parking for two cars, beyond which is the **Single Garage** with power, light and water connected, plumbing for washing machine. Adjoining the garage is a **Garden w.c.** Outside water tap

To the back the attractive **Garden** is enclosed, south-facing and is about 47'0"/1.19m wide x 33'0"/10.00m deep including the decking area.



The **Back Garden** is split-level, the upper level being a composite decking with a composite ramp leading down to the lower level with paved path, lawned area and flower border beside, leading to the **summer house** which is west-facing with power and light connected.

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 council tax 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, water and drainage are connected to the property. Electric combi-boiler for hot water.

Energy Performance Certificate

Current: 41 (E) Potential: 82 (B)



Directions

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. 2 Glen Close is the second property on the right.

Postcode CV36 4ED

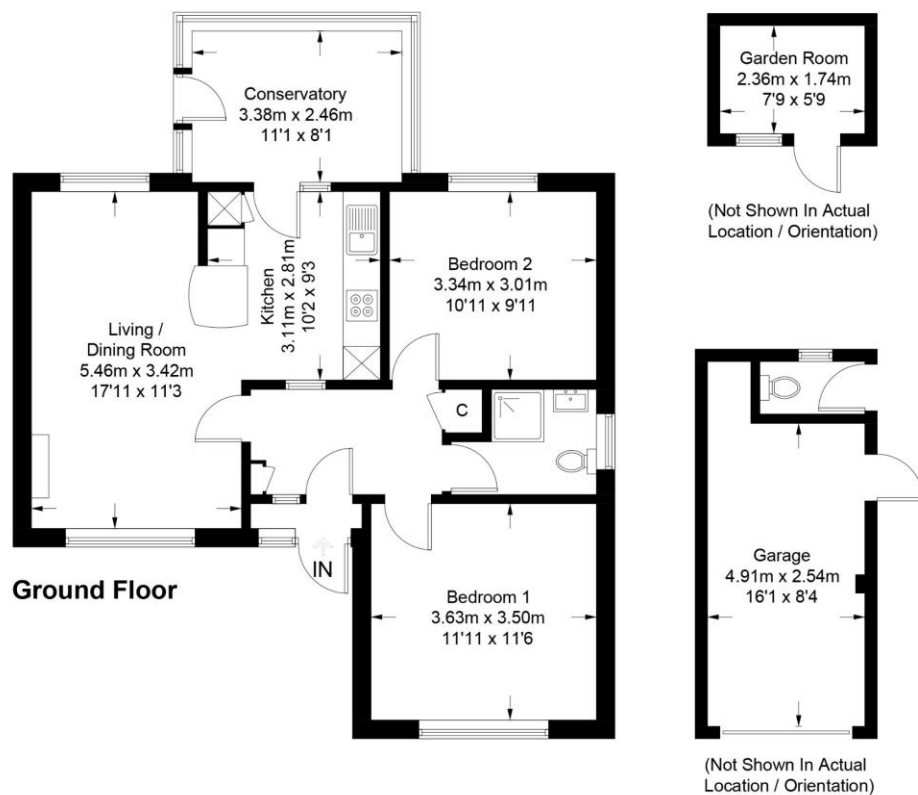
What Three Words /// Angel. Zone. Binds

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/S3242/F005/08.09.2025

FLOOR PLANS



Approximate Gross Internal Area = 70.3 sq m / 757 sq ft
 Outbuildings = 19.2 sq m / 207 sq ft
 Total = 89.5 sq m / 964 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1235044)



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 Warwickshire CV36 4AG
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