

Peter Clarke

IN ASSOCIATION WITH

Winkworth



30 The Hobbins, Shipston-on-Stour, CV36 4QE

- NO CHAIN
- Cul-de-sac location
- Bathroom and ground floor shower room
- Four bedrooms
- Sitting room and open plan kitchen dining room
- Utility
- Garage/store
- Front and rear gardens



£450,000

NO CHAIN. A very well presented four bedroom detached house with driveway, garage and rear garden. Further benefits include sitting room, kitchen/dining room, ground floor shower room and a utility. Located in a popular cul-de-sac within the town of Shipton-on-Stour.

#### ACCOMMODATION

Entrance hall with under stairs cupboard. Sitting Room with bay window to front and engineered oak flooring. Dining Room with sliding doors to garden, engineered oak flooring, opens into kitchen. Kitchen with window and door to rear, range of matching wall and base units with Quartz worktop incorporating one and a half bowl stainless steel sink with drainer and four ring gas hob. Integrated double oven, dishwasher, space for fridge freezer, engineered oak flooring. Ground floor shower room with opaque window to side, walk in shower, wash hand basin, wc, heated towel rail, part tiled walls and tiled floor. Utility with door to side, worktop over incorporating stainless steel sink and low-level cupboards, space for washing machine, wall mounted combination boiler, plumbing for fridge freezer, engineered oak flooring.

Landing with loft hatch. Main bedroom with window to front, fitted wardrobe. Bedroom with window to front. Bedroom with window to rear. Bedroom with window to side, currently use as an office. Bathroom with bath, separate walk-in shower, wash hand basin, wc, heated towel rail, part tiled walls.

Outside to front paved pathways, partly laid to lawn and planted beds, EV charging point, gate to side. Garage/store (half of the original) with up and over door, power and light. Rear garden with mix of pathways, patios, lawn, planted beds, mature shrubs and trees, outside light.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains electric, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

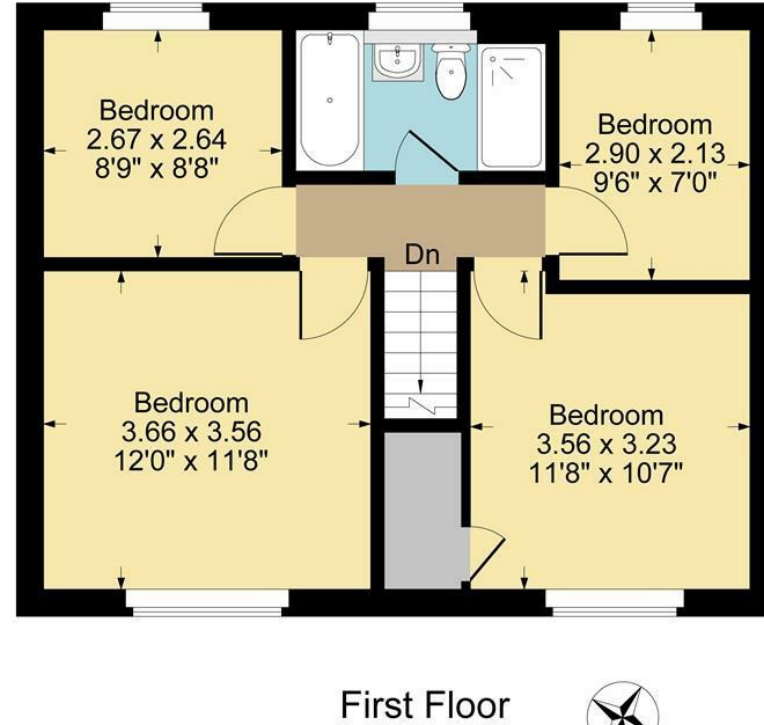
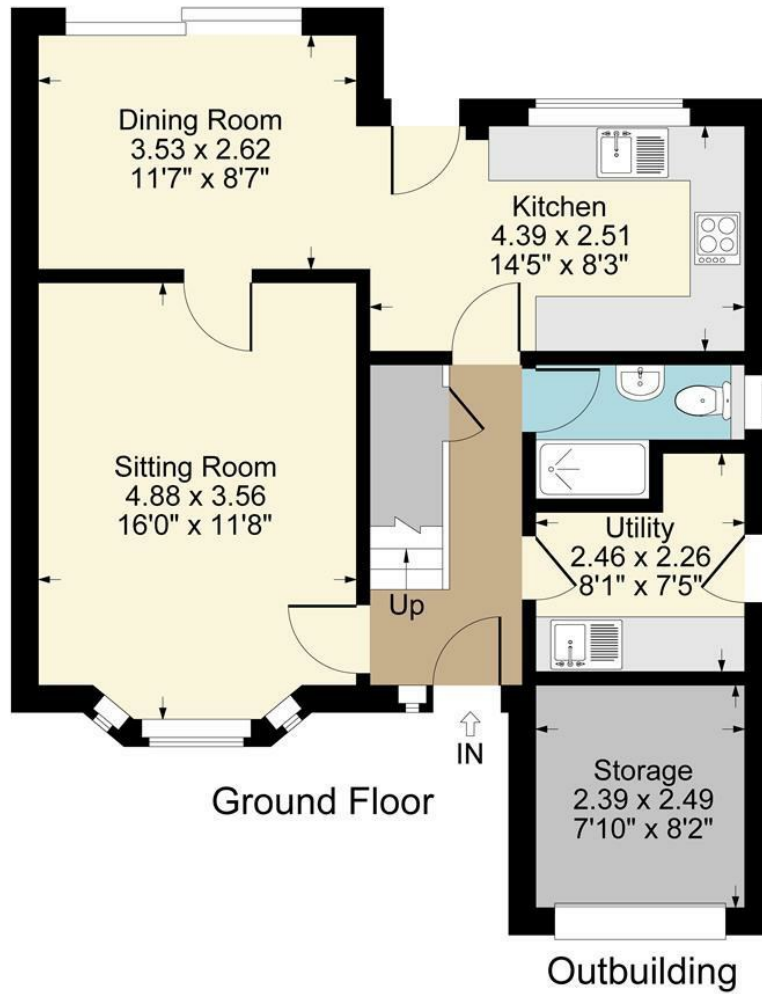
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band D.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** C. A full copy of the EPC is available at the office if required.

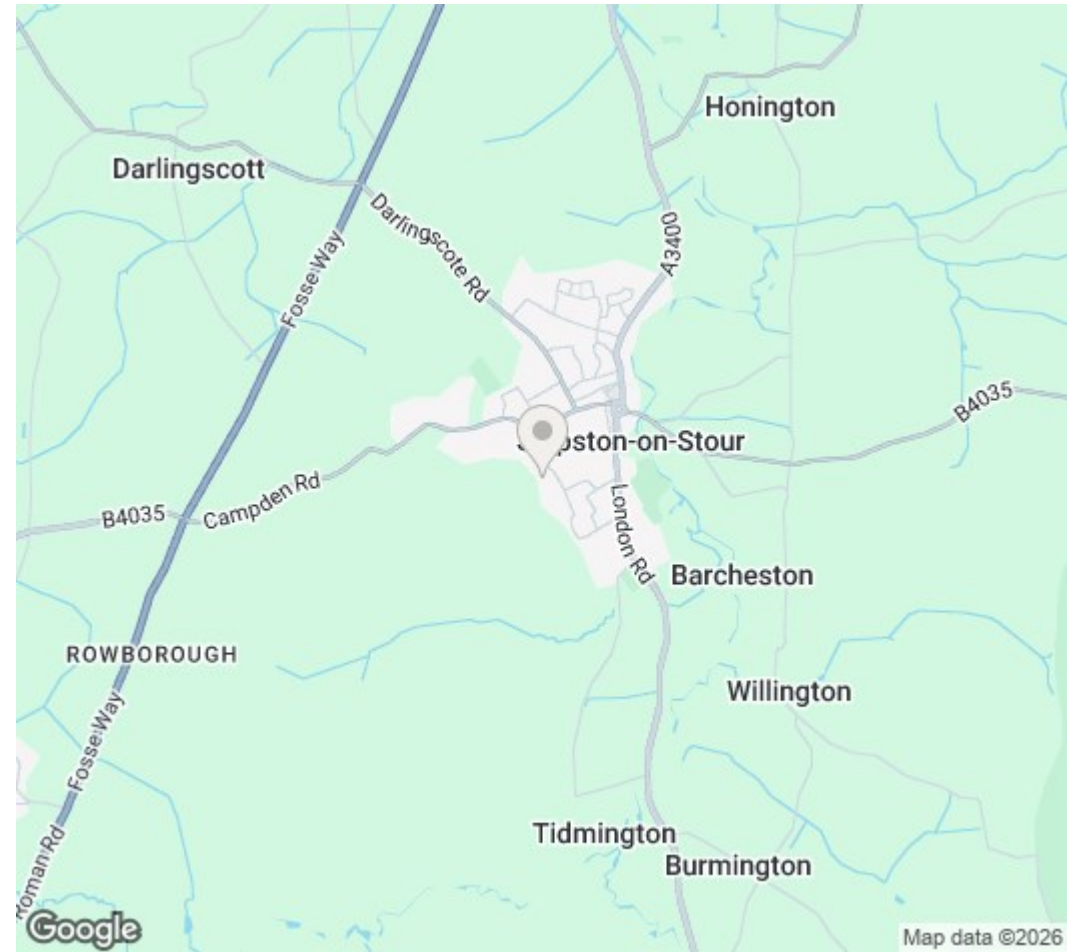
**VIEWING:** By Prior Appointment with the selling agent.



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Approximate Gross Internal Area  
Ground Floor = 53.30 sq m / 574 sq ft  
First Floor = 49.35 sq m / 531 sq ft  
Outbuilding = 5.81 sq m / 63 sq ft  
Total Area = 108.46 sq m / 1168 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.



DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of HMR Homes Limited t/a Peter Clarke in association with Winkworth has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

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13 High Street, Shipston-on-Stour, Warwickshire, CV36 4AB  
01608 260026 | [shipston@peterclarke.co.uk](mailto:shipston@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)



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