



SHIPSTON ON STOUR

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PROPERTY · SALES · LETTINGS · MANAGEMENT

**10 SPRINGHILL CLOSE
SHIPSTON ON STOUR
WARWICKSHIRE
CV36 4PU**

1/4 mile from Shipston town centre
10 miles to Stratford-upon-Avon
6 miles to Moreton in Marsh

**LOCATED ON THE OUTSIRTS OF THIS
DESIRABLE NORTH COTSWOLD
MARKET TOWN, A SUBSTANTIAL
DETACHED FIVE-BEDROOM HOUSE
ADJOINING SURROUNDING FIELDS**

- Entrance Hall
- Guest WC
- Sitting Room
- Kitchen Dining Living Room
- Study
- Five Double Bedrooms
- Two Bathrooms
- Ensuite Shower Room
- Enclosed Gardens
- Driveway & Double Garage
- EPC Rating B

**VIEWING STRICTLY BY APPOINTMENT
01926 640 498
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Shipston on Stour is an attractive former market town situated in South Warwickshire. The town is a busy local centre with good shopping, primary and secondary schooling, recreational facilities and restaurants serving its own population and a number of surrounding villages. The Cotswold Hills are a short distance away, offering a wide range of outdoor pursuits and activities. There are mainline stations at Moreton-in-Marsh and Banbury with train services to Oxford, London and Birmingham.

Springhill Close is located on the perimeter of the town, accessed from the Stratford Road, within a short walking distance of the town centre and facilities.

10 Springhill Close forms part of a select small development of just 11 number of houses and enjoys an enviable position adjoining open countryside with delightful views. The property is arranged over three floors and offers versatile, spacious living accommodation including a superb part-vaulted Kitchen/Dining/Living room to the rear, opening out onto a landscaped rear garden. With the benefit of mains gas fire central heating, with underfloor heating to the ground floor and double glazing throughout, this modern property, understood to have been completed in 2018, now offers an exciting opportunity to purchase a substantial modern family home on a small private development with rural outlook.

GROUND FLOOR

Entrance Hall with engineered wood floor, part-glazed front door and under stairs cupboard. **Guest WC** with wall-mounted wash hand basin, close coupled WC, obscured glazed window, extractor fan and tiled floor. **Study** outlook to the front of the property. **Sitting Room** triple aspect to front, side and rear of the property including double doors to rear garden. Engineered wood floor and multi-fuel stove set to fireplace with granite hearth. **Kitchen/Dining/Living Room** fitted with a range of matching units to three walls under granite work surfaces. Inset stainless steel 1½ bowl sink with mixer tap, range of built-in drawers and cupboards, inset electric hob with extractor hood over and integrated appliances including washing machine, dishwasher, double electric oven, fridge and freezer. Tiled floor, vaulted dining

area with glazing to two sides and double doors opening to rear garden.

FIRST FLOOR

Landing outlook to the front of the property, airing cupboard with hot water cylinder. **Bedroom One** outlook to the front of the property and range of built-in wardrobe cupboards with sliding doors. **Ensuite Shower Room** fitted with close coupled WC, enclosed shower cubicle with glazed sliding doors and twin wash hand basins. Tiled floor, towel radiator, extractor fan and obscured glazed window. **Bedroom Two** outlook to the rear of the property and range of built-in wardrobe cupboards. **Bedroom Three** outlook to the front of the property. **Family Bathroom** fitted with close coupled WC, wash hand basin with storage under, panelled bath with separate shower over and glazed shower screen. Tiled floor, part-tiled walls, extractor fan, towel radiator and obscured glazed window.

SECOND FLOOR

Landing with Velux window to rear. **Bedroom Four** double aspect to front and rear. **Bedroom Five** double aspect to front and rear, engineered wood floor and range of storage units to one wall. **Ensuite Shower Room** fitted with enclosed double shower cubicle with glazed sliding doors, close coupled WC and wash hand basin with storage under. Extractor fan, tiled floor and towel radiator.

OUTSIDE

To the front of the property, a paved pathway with gardens either side leads to the front door with electric light. To the side of the property, a block paved driveway with parking leads to **Double Garage** with twin up-and-over doors, electric light, power supply and personal door opening to garden. To the rear of the property, accessed via a pedestrian gate from the driveway and from the the glazed double doors on the rear elevation, an enclosed garden has been attractively landscaped to provide a large level lawn and paved terrace with views over the adjoining fields and countryside. Outside lighting and water supply.



GENERAL INFORMATION

Tenure

Freehold with Vacant Possession. NB Springhill Close management company charge approx. £100 pa

Services

Mains water, drainage, gas and electricity are connected. Mains Gas fired central heating.

Ofcom Broadband availability: *Ultrafast*.

Ofcom outdoor Mobile coverage good: *O2, 3, EE, Vodafone*.

Council Tax

Payable to Stratford District Council, Listed in Band G

Energy Performance Certificate

Current: 86 Potential: 93 Band: B

Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are excluded.

Money Laundering Regulation & Proceeds of Crime Act

Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property.

Our office will outsource the initial checks to a partner supplier who will contact you once you have had an offer accepted on a property. The cost of these checks will be advised to you by the agent. These charges cover the cost of obtaining relevant data, checks and monitoring which might be required. This fee will need to be paid by purchaser/s in advance of issuing a memorandum of sale

CV36 4PU

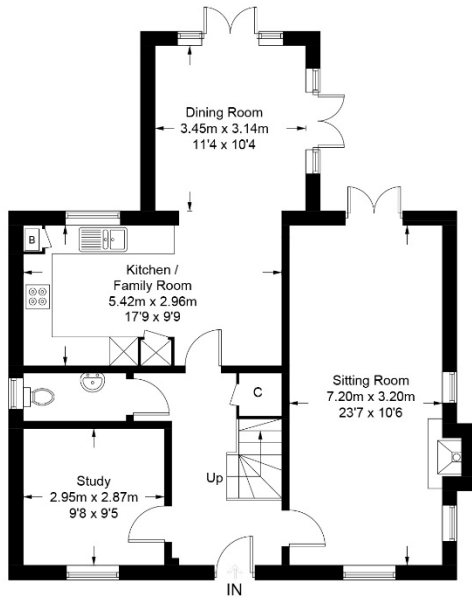
Directions

From the town proceed North-East on the A3400 Stratford Road, passing the Ellen Badger Hospital, where Springhill Close will be found on the right-hand side before leaving the town. Number 10 is located at the end of the Close.

What3Words:

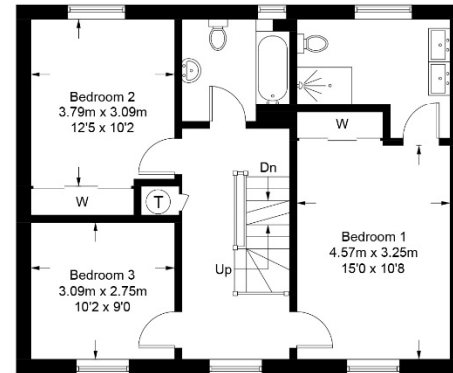
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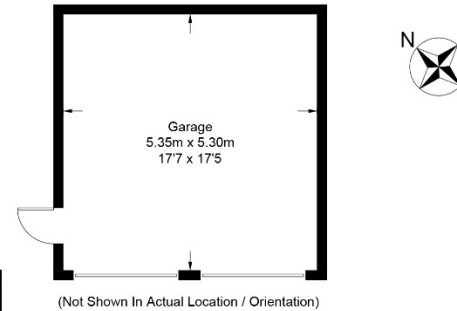


Ground Floor
74.9 sq m / 806 sq ft

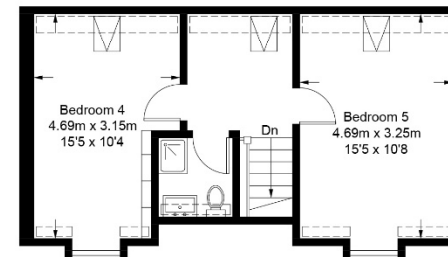
= Reduced headroom below 1.5m / 5'0



First Floor
62.1 sq m / 668 sq ft



(Not Shown In Actual Location / Orientation)



Second Floor
40.2 sq m / 433 sq ft

Approximate Gross Internal Area = 177.2 sq m / 1907 sq ft

Garage = 28.3 sq m / 305 sq ft

Total = 205.5 sq m / 2212 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1291985)

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, floor plans, site plans, measurements or distances we have referred to are given as a guide only and are not precise.

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