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ESTATE AGENTS

29 RAILWAY CRESCENT, SHIPSTON ON STOUR

29 RAILWAY CRESCENT SHIPSTON ON STOUR CV36 4GD

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 WELL-PRESENTED AND SPACIOUS HOME WITH AN ATTRACTIVE SOUTH-FACING LANDSCAPED GARDEN, GARAGE AND OFF-ROAD PARKING

Reception/Dining Hall, Sitting Room, Dining/Kitchen, Study, Utility Room, Cloakroom, Landing, Three Double Bedrooms (with Dressing Room to Principal Bedroom), Two Ensuite Shower Rooms, Family Bathroom. Gas Fired Heating. uPVC Double Glazing. Attractive Enclosed Landscaped Garden. Single Garage. Off-Road Parking for Two/Three Cars.

Viewing through:

Seccombes Estate Agents, Shipston on Stour

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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.

29 Railway Crescent is a wonderful detached house which is understood to have been built in about 2002 offers spacious and well-presented accommodation with well appointed kitchen and bathrooms

Since 2020 it is understood improvement works to the property have included updating the kitchen, ensuite shower rooms and cloakroom, together with replacing the gas-fired boiler.

Two important features of the property are the reception/dining hall, together Bedroom One having a dressing room creating a spacious master bedroom suite.

Outside is an attractive south-facing landscaped garden, single garage incorporating a work bench area with off road parking in front. The accommodation briefly comprises:

Reception Hall with stairs to first floor, shuttered windows.

Cloakroom with w.c., wash hand basin, heated towel rail.

Sitting Room with attractive fireplace incorporating Living Flame coal-effect electric fire, bay window, fitted book shelving.



Study with built-in office furniture, shuttered windows.

Dining/Kitchen well-appointed with one and a half bowl sink unit, fitted base units with quartz work surface over, fitted wall units with concealed lighting under, built-in dishwasher, AEG built-in double electric oven, built in fridge/freezer with built-in larder cupboards to either side, Worcester gas-fired boiler, Amtico flooring, double UPVC double glazed French doors to garden. Doorway to

Utility Room with stainless steel sink with built-in cupboards under and work surface over, plumbing for washing machine, space for tumble dryer, understairs **shelved store area**.

First floor **Landing** with **shelved airing cupboard** with insulated hot water cylinder with electric immersion attachment.

Bedroom One with built-in shelving, **Dressing Area** incorporating three built-in double wardrobes, door to **Ensuite Shower Room** with shower cubicle, and shower unit, w.c., wash hand basin with fitted cupboards under, mirrored bathroom cabinet, heated towel rail.

Bedroom Two with arched window with fitted shutters, two built-in double wardrobes, fitted shelving, door to **Ensuite Shower Room** with shower cubicle and shower unit, w.c., wash hand basin with built-in cupboard under and mirrored bathroom cabinet, heated towel rail.

Bedroom Three with built-in shelving, two built-in double wardrobes.



Bathroom part-tiled with bath with shower attachment, w.c., wash hand basin, heated towel rail. Outside to the front, 29 Railway Crescent is set back behind a paved garden with box hedging.

The tarmacaded driveway to the side offers off-road parking for two/three cars leading down to the **Single Garage** with power and light connected, double side-hinged single doors, work bench area, boarded loft with loft ladder access.

A further important feature of the property is the enclosed and attractively landscaped back garden, which is enclosed and about 37'0"/11.28m ave deep x 33'0"/10.06 m wide.

Immediately adjoining the property is a large paved patio leading up to a further patio with ornamental pond and pergola, together with a circular lawned area with flower and shrub borders.

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. Worcester gas-fired boiler for central heating and hot water.

Energy Performance Certificate

Current: 70 (C) Potential: 74 (C)

Directions

From the centre of Shipston on Stour, proceed north on Church Street (A3400) taking the second turning left into Station Road. Continue along Station Road past the Black Horse Inn into Railway Crescent. Continue around the sharp left-hand bend and 29 Railway Crescent is situated on the left after about 75 yards

Postcode CV36 4DG

What Three Words/// painted.outline.ordeals

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/S3265/F005/16.12.2025

FLOOR PLANS



Approximate Gross Internal Area = 125.6 sq m / 1352 sq ft
 Garage = 11.9 sq m / 128 sq ft
 Total = 137.5 sq m / 1480 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1245609)



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