



27 BEECHAM ROAD, SHIPSTON ON STOUR CV36 4RJ

SECCOMBES

ESTATE AGENTS

**27 BEECHAM ROAD
SHIPSTON ON STOUR
WARWICKSHIRE
CV36 4RJ**

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 FAMILY HOME WITH AN ATTRACTIVE LANDSCAPED GARDEN, DOUBLE GARAGE AND OFF ROAD PARKING.

Entrance Hall, Sitting Room, Study, Dining Room Kitchen/Family /Breakfast Room, Utility Room, Cloak Room, Five Double Bedrooms, Three Bathrooms (Two En Suite). UPVC Double Glazing. Gas Fired Heating. Attractive Enclosed Part Walled Garden. Double Garage. Off Road Parking for Three Cars. Double Garage with Electric Car Charging Point.

Viewing: Secombes 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. There are grammar schools locally at Alcester and Stratford upon Avon.

27 Beecham Road is a wonderful family home well located in Shipston on Stour a short distance from the town centre.

The house offers well presented, spacious and well proportioned accommodation over three floors, with master bedroom suite having been converted from the loft on the second floor and incorporates a spacious ensuite bathroom.

An important feature of the property is the kitchen family breakfast room with French doors leading out into the south and west facing garden, with dining room off leading through to the sitting room. A further important feature is the five bedrooms are all double bedrooms and there are three bathrooms.

The attractive landscaped enclosed garden offers privacy and property benefits from having a double garage with electric car charging point and three off road parking spaces. The accommodation briefly comprises

Spacious **Entrance Hall** with under stairs cupboard, off which is the **Study** and **Cloakroom** with w.c, and wash hand basin.



Sitting Room with fireplace incorporating living flame gas fire. Glazed double doors lead through to the **Dining Room** with uPVC double glazed double French doors leading out into the garden.

Kitchen Family Breakfast Room with one and a half bowl and single stainless steel sink unit built in cupboard under, fitted base units work surface over, built in Whirlpool dishwasher, Electrolux four ring gas hob with extractor hood over, AEG built in double electric oven, built in fridge freezer, fitted wall units, built in display unit shelf display unit, uPVC double glazed French doors to garden.

Utility Room with single stainless steel sink and drainer, cupboard under, fitted work surface, fitted wall unit, plumbing for washing machine, ceramic tile floor. Half glazed door to side walkway.

From the **Entrance Hall** stairs rise to the first floor **Gallery Landing** with shelved airing cupboard with hot water cylinder.

Bedroom Two with two and a half built in double wardrobes, door to **En Suite Shower Room** part tiled with shower cubicle, w.c., wash hand basin.

Bedroom Three (currently used as a study) with built in one and a half double wardrobe.

Family Bathroom part tiled with bath, wash hand basin, separate shower cubicle.

Bedroom Four with built in one and a half double wardrobe.

Bedroom Five with built in one and a half double wardrobe.



Stairs rise to **Second Floor Landing** and Bedroom One double aspect with ample built into eaves double wardrobes.

En suite bathroom double aspect part tiled with corner bath, w.c., separate shower unit, two built in wash hand basins with two cupboards under.

The Garden, which is an important feature of the property, is situated to the back of the house, is south and west facing is enclosed and part walled.

Immediately adjoining the house is a principally paved patio with BBQ area and part with a pergola over, with low retaining stonewall with steps up to an area of decking.

A further set of steps lead up with a pathway with lawn areas to either side leading to the

Detached Double Garage with power and light connected. Electric charging point. Situated in front of the garage is a tarmac area offering off road parking for three 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 F.



Service Charges

There is an annual service charge for the maintenance of the common parts of the development.

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: 78 (C) Potential: 81 (B)

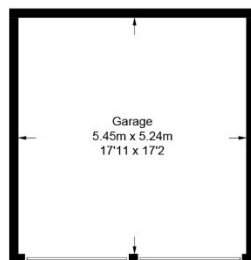
Directions

From the centre of Shipston on Stour, head north on Church Street (A3400) for Stratford upon Avon. Continue past Tesco taking the second turning left after about 75 yards. At the crossroads by the Black Horse Inn, turn left up Tilemans Lane. After 200 yards take the first turning right into Beecham Road, 27 Beecham Road is on the left after about 75 yards.

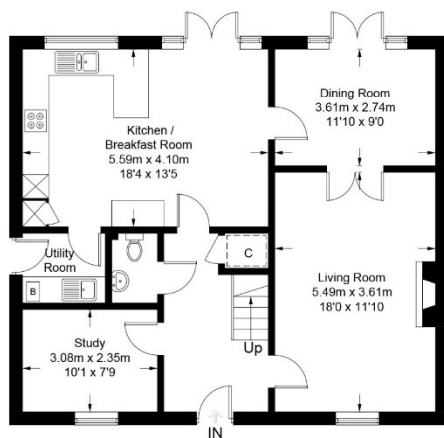
Postcode CV36 4RJ

What Three Words/// pool.stumble.dissolves

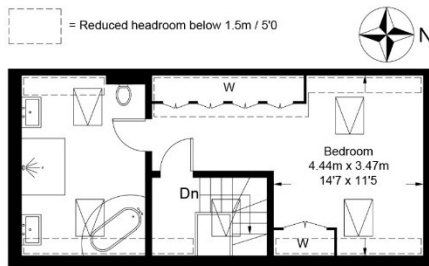
MFF/S3282/F005/23.04.2026



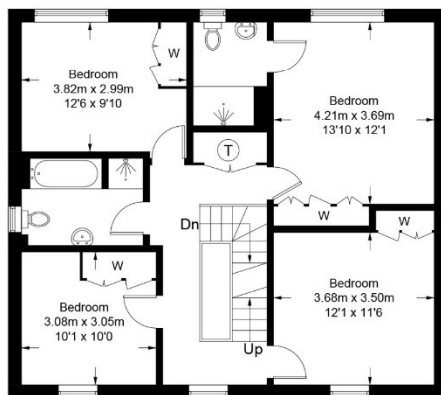
(Not Shown In Actual Location / Orientation)



Ground Floor
80 sq m / 861 sq ft



Second Floor
38.4 sq m / 413 sq ft



First Floor
79.3 sq m / 854 sq ft

Approximate Gross Internal Area = 197.7 sq m / 2128 sq ft
Garage = 28.6 sq m / 308 sq ft
Total = 226.3 sq m / 2436 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1293020)



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.

T: 01608 663788

10 Market Place, Shipston on Stour,
Warwickshire CV36 4AG
shipston@seccombesea.co.uk

www.seccombesestateagents.co.uk

SECCOMBES

ESTATE AGENTS