



## Wilkins Close, Shipston-On-Stour

Offers Over **£700,000**



## Wilkins Close

Shipston-On-Stour, Shipston-On-Stour

**\*\*BEING SOLD WITH NO ONWARD CHAIN\*\***

Built in 2018, this impeccably maintained detached 4-bedroom family home is one of just six houses located at the end of a tree-lined private drive off the desirable London Road, just a 10-minute walk from Shipston's town centre. With a double garage and newly laid drive to the front, there is parking for up to 6 cars. The property is offered for sale with NO ONWARD CHAIN.

Upon entering, you are welcomed by an inviting reception hall featuring engineered oak flooring. This leads to a separate dining room and a spacious living room complete with a wood-burning stove and patio doors that open to the garden. The kitchen-breakfast room is generously sized and equipped with numerous fitted units beneath quartz worktops. It features built-in Bosch appliances such as a double oven, induction hob, dishwasher, and fridge freezer. Additionally, there is a large utility/boot room with further units, ample space for a washing machine, dryer, and extra fridge/freezer, as well as separate access to the rear of the property. It also benefits from a downstairs WC.

Upstairs, the principal bedroom boasts three sets of built-in wardrobes and an en-suite shower room with built-in vanity units. There are three further double bedrooms and a family bathroom, along with a study area on the spacious landing.





Externally, the rear garden features a patio and lawn area, a shed, and a greenhouse. The double garage is equipped with an electric remote-controlled door, in addition there is parking available on the driveway in front of the garage and a new drive to the front of the house for 4 cars.

The market town of Shipston on Stour, located in South Warwickshire, is an excellent choice for those who want to have easy access to a variety of amenities. The town has a rich history as an important sheep market town and is also known as 'Sheep-wash-Town'. It has flourished over the years as a thriving working town and boasts a range of facilities, including a number of independent shops, pubs, restaurants, and community-led services. The town has a primary and a secondary school, a medical centre, two dentists, a town hall, a scout hut, and many other amenities, including a variety of sports clubs. The town also hosts several events throughout the year, such as the Shipston Wool Fair, craft markets, Shipston Proms, and Victorian Evening. The main centres for the area are Stratford upon Avon (11 miles), Banbury (14 miles), Warwick (17 miles), and Leamington Spa (18 miles). A mainline rail service to Oxford/London is available from the Cotswold town of Moreton in Marsh (7 miles).

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



#### **DISCLAIMER**

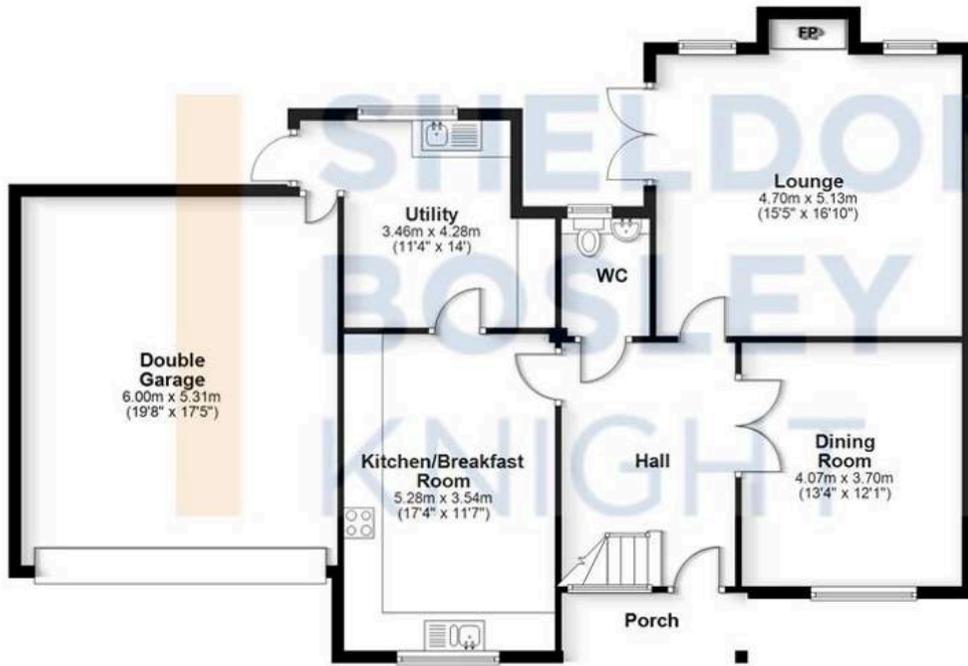
All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

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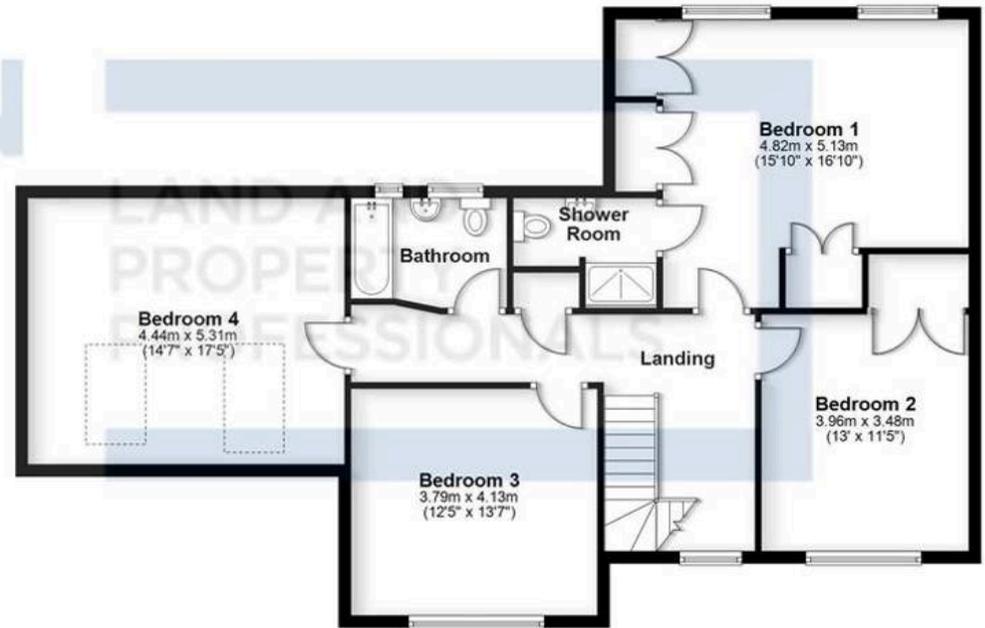
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**Ground Floor**  
Approx. 121.4 sq. metres (1306.8 sq. feet)



**First Floor**  
Approx. 107.1 sq. metres (1153.1 sq. feet)



Total area: approx. 228.5 sq. metres (2459.9 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.  
Plan produced using PlanUp.



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