



11 Haddon Fields, Shipston-on-Stour, CV36 4SG





A truly exceptional five-bedroom detached home, boasting a rare A-rated EPC thanks to an energy-efficient combination of air source heat pumps, solar panels, and battery storage. Presented in immaculate condition throughout, this outstanding property has been finished to an exceptional standard, with no expense spared inside or out. Every detail has been thoughtfully considered to create a luxurious yet practical family home.

Outside, the beautifully landscaped garden is a real showpiece, enjoying breathtaking undulating views that are rarely found. A generous brick-paved driveway, complemented by a double garage, provides ample parking for multiple vehicles.

The heart of the home is the stunning open-plan kitchen and family room, designed for modern living and entertaining. Featuring a bespoke fitted kitchen with a stylish central island, a comfortable seating area with a contemporary media wall, and not one but two sets of bi-fold doors opening onto the garden, this spectacular space truly delivers the wow factor.

- Five bedroom detached family home
- Finished to an exceptional standard throughout
- Built by the highly regarded Linfoot homes in 2022
- Spacious sitting room with a wood burning stove and bi-folding doors
- Open plan contemporary kitchen/family room
- Separate utility and a study.
- Wide brick paved driveway and double garage
- A rating EPC, solar panels, battery storage and air source heat pump.
- Located on the edge of town with undulating countryside views.
- Family bathroom and two en-suite shower rooms



£1,250,000





ACCOMMODATION

ENTRANCE HALL

Under stairs storage cupboard. Feature central ceiling chandelier

CLOAKROOM

Window to side, wash hand basin, WC

STUDY

with window to side, fitted unit with desk, low level cupboards, drawers, and double full height cupboard.

SITTING ROOM

with window to front, bifold doors to patio. Fireplace housing, wood burning stove.

KITCHEN/FAMILY ROOM

A large open plan room with a dual aspect along with two sets of bifold doors onto patio seating areas. Kitchen area with a range of bespoke wooden units having worktop over, incorporating sunken sink with Quooker tap. Feature strip lighting is found under the counters and worktops. Integrated appliances include, self-cleaning Neff ovens, warming tray, full-height fridge freezer and a dishwasher. There is a central island unit with worktop over incorporating an induction hob and a slimline ceiling mounted extractor fan hood over. There are low level cupboards and drawers below the island and a breakfast bar seating space. It opens into the family area with lots of space for relaxing looking towards the fitted media wall unit with space for a TV and having a range of cupboards, drawers, and shelving either side.

UTILITY ROOM

with door to side, range of matching wall and base units with work surface over, incorporating sink with drainer and space for appliances below.





FIRST FLOOR

LANDING

with windows to front, loft hatch, airing cupboard housing unvented hot water tank.

PRINCIPLE BEDROOM SUITE

with window to rear and Juliet balcony to side with dramatic views. Wall mounted air conditioning unit. Dressing area with two flanks of fitted wardrobes.

EN-SUITE SHOWER ROOM

with walk-in full-width shower cubicle, double wash basin with drawers below, WC and chrome heated towel rail.

GUEST ROOM

with views towards Barcheston and Brailes Hill. Range of fitted wardrobes.

ENSUITE SHOWER ROOM

with window to rear, shower cubicle, wash hand basin, WC, and chrome heated towel rail.

BEDROOM

with window to front, range of wardrobes.

BEDROOM

with window to front.

BEDROOM

currently used as a gymnasium, with wall mounted air conditioning unit.

FAMILY BATHROOM

with window to side. Bath, separate double width shower cubicle, wash hand basin unit, WC and a chrome heated towel rail.



OUTSIDE

TO FRONT

wide brick-paved driveway with parking for several vehicles, four-bar black metal railing fencing. Outside light and planted beds with gates to either side.

DOUBLE GARAGE

with electric up-and-over doors, pedestrian door to rear, and compressed rubber flooring.

TO REAR

A beautifully landscaped garden created by the current owners to create lots of seating areas, paved pathways and patios. From the rear patio steps lead down to a largely laid to lawn garden with a central stone chipping and paved pathway leading to a rear patio seating area with modern pergola, having the benefit of integrated heating and lighting. Furthermore, there are planted beds, shrubs, and trees, outside lights, sockets, and taps. The boundaries are a mix of three bar and panel fences.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. There is an estate charge of approximately £500 per annum. This should be checked by your solicitor before exchange of contracts.

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

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.

LISTED: No

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast (Checked on Ofcom Jul26) | Minimum Mobile Coverage: 74% O2 and Vodafone (Checked on Ofcom Jul26)

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

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: A. 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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Ground Floor



First Floor

Total floor area: 293.7 sq.m. (3,161 sq.ft.)

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