

Peter Clarke

IN ASSOCIATION WITH

Winkworth



9 Washbrook Place, Ilmington, Shipston-on-Stour, CV36 4LZ

- Highly sought-after village location
- Superb open-plan kitchen, dining and sitting room
- Three bedrooms, modern shower room and ground floor cloakroom
- Separate utility, wide driveway and landscaped gardens
- Delightful rear views, outside store with power and light
- Viewing highly recommended



Asking Price £409,950

A superb opportunity to acquire this beautifully renovated three-bedroom home in the highly desirable village of Ilmington. The property has been refurbished throughout by the current owners and is presented in excellent order. Outside, a wide driveway, landscaped gardens to front and rear, and delightful countryside views complete the picture.

ACCOMMODATION

GROUND FLOOR

Entrance hall;; open-plan kitchen, dining and sitting room with wood-burning stove and kitchen area with integrated appliances and breakfast bar. rear hall; utility; cloakroom.

FIRST FLOOR

landing, three bedrooms; shower room.

OUTSIDE

Double gates to a tarmac driveway, landscaped front and rear gardens with patios, lawn and planted beds, timber shed and a fitted outside store with power and light. All enjoying open views to the rear.

GENERAL INFORMATION

TENURE: The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

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

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 available (Checked on Ofcom Aug26) | Minimum Mobile Coverage: 74% Vodafone (Checked on Ofcom Aug26)

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

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.



9 Washbrook Place, Ilmington



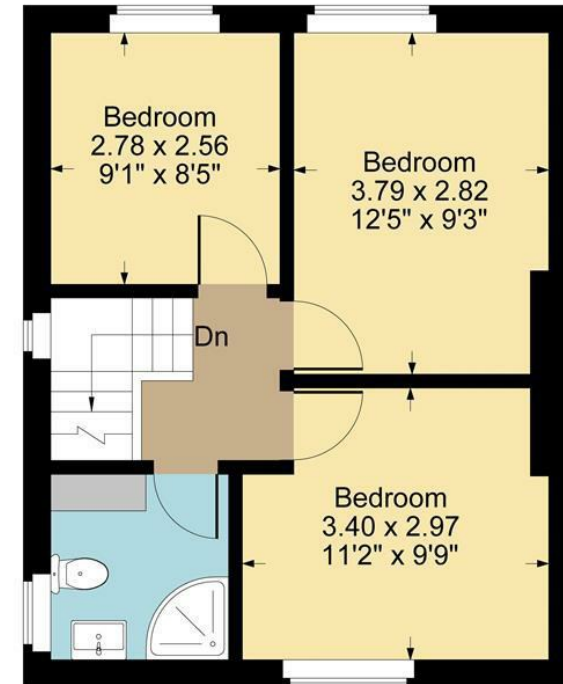
Approximate Gross Internal Area
Ground Floor = 45.14 sq m / 486 sq ft
First Floor = 37.08 sq m / 399 sq ft
Workshop = 4.66 sq m / 50 sq ft
Total Area = 86.88 sq m / 935 sq ft

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

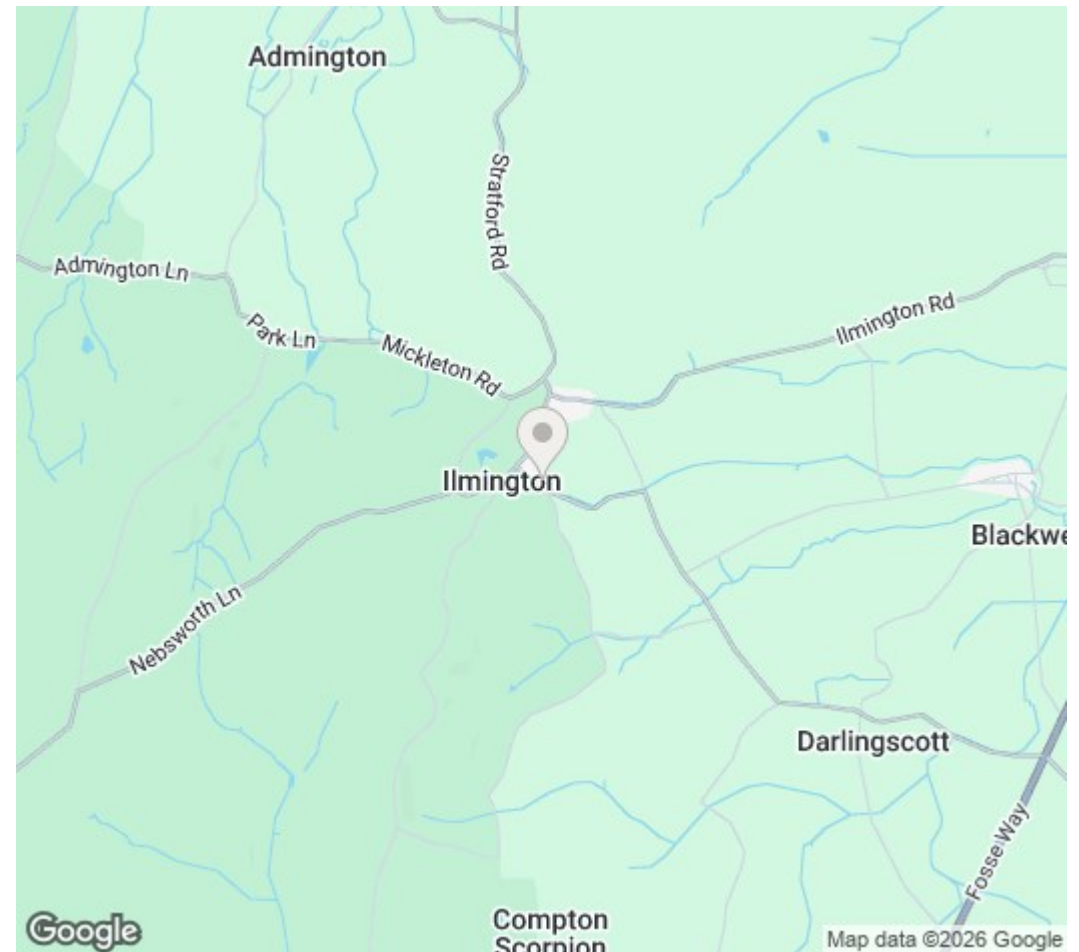


Denotes restricted head height

Ground Floor



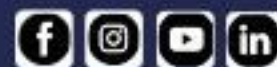
First Floor



DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of HMR Homes Limited t/a Peter Clarke in association with Winkworth has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

Multi-award winning offices
serving South Warwickshire & North Cotswolds

13 High Street, Shipston-on-Stour, Warwickshire, CV36 4AB
01608 260026 | shipston@peterclarke.co.uk | www.peterclarke.co.uk



Peter Clarke

an associate of Winkworth

Winkworth