



NEWLYN, STRATFORD ROAD, SHIPSTON ON STOUR

SECCOMBES

ESTATE AGENTS

**NEWLYN
STRATFORD ROAD
SHIPSTON ON STOUR
CV36 4AU**

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).

DETACHED TWO DOUBLE BEDROOM MODERN BUNGALOW OFFERING POTENTIAL (SUBJECT TO PLANNING) WELL-LOCATED A SHORT DISTANCE FROM THE TOWN CENTRE WITH ENCLOSED GARDEN AND OFF ROAD PARKING.

Entrance Hall, Living Room, Galley Kitchen, Two Double Bedrooms, Ensuite Shower Room, Family Bathroom, Two Walk-In Store Cupboards. Gas-Fired Heating. Double Glazing, Off-Road Parking. Enclosed Gardens.

Viewing: Seccombes Estate Agents, Shipston on Stour
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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.

The larger centres of Stratford upon Avon, Banbury and Oxford are accessible. The area is serviced by a network of main roads including the A3400 (Oxford to Birmingham) road passing through the town.

Junctions 11 and 15 of the M40 motorway are accessible at Banbury and Warwick respectively. There are mainline stations at Moreton in

Marsh and Banbury with train services south to Oxford and London respectively.

Newlyn is a detached modern bungalow which is understood to have been built in the late 1990s and is situated a short distance to the north of the town centre.

It is considered the property offers potential of further development subject to obtaining the necessary planning consents.

The bungalow, which benefits from gas-fired heating and double glazed windows offers spacious and well-proportioned accommodation.

The property is situated in an enclosed garden which would benefit from general maintenance and offers good off-road parking. Situated close by and adjoining is a further overgrown garden area.



The accommodation briefly comprises:

Entrance Hall with two walk-in store cupboards each with radiators fitted.

Living Room triple aspect, sliding patio door to garden.

Kitchen with single sink unit and drainer with fitted cupboards under, fitted base units with work surfaces over, plumbing for washing machine, built in Hygena electric oven with four-ring Hygena gas hob over and extractor hood above, fitted wall units with concealed lighting under.

Bedroom One overlooking the front garden.

Bedroom Two overlooking the back garden with ensuite shower room with electric Triton power shower unit, wash hand basin.

Bathroom with bath, w.c., wash hand basin.

Outside the front double picket gates lead from the car parking area to The Old School on to the property offering a good off-road parking area.

Side passageway leads around to the south-facing part-walled enclosed back garden.

In addition, situated to the north is a further enclosed garden area overgrown and extending area of approximately 12m max x 12m max

GENERAL INFORMATION

Tenure

The property is offered freehold with vacant possession.

Right of Way

It is understood there is a vehicular and pedestrian right of access with the car parking area to The Old School. It is also understood there is a pedestrian right of access out on to the Stratford Road along the footpath adjoining part of the north-eastern boundary to the property.

Planning it is understood the property is situated within Shipston on Stour's conservation area and is not listed.

In addition, the property may offer further development opportunity subject to the necessary planning consents

Council Tax

This is payable to Stratford on Avon District Council. The property is listed in **band D**.

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 and water are connected to the property. And gas fired combi-boiler for central heating and hot water.

It should be noted all services to the property have been switched off.

Energy Performance Certificate

Current: 63 (D) Potential: 77 (C)

Directions

Postcode CV36 4AU

From the centre of Shipston on Stour proceed north on Church Street (A3400) towards Tredington and Stratford upon Avon. Continue past Telegraph Street and Station Road on the left and on entering Stratford Road take the next turning left into Watery Lane, then immediately left the driveway into The Old School. Bear left across the car park to the double picket gates at the entrance to Newlyn.

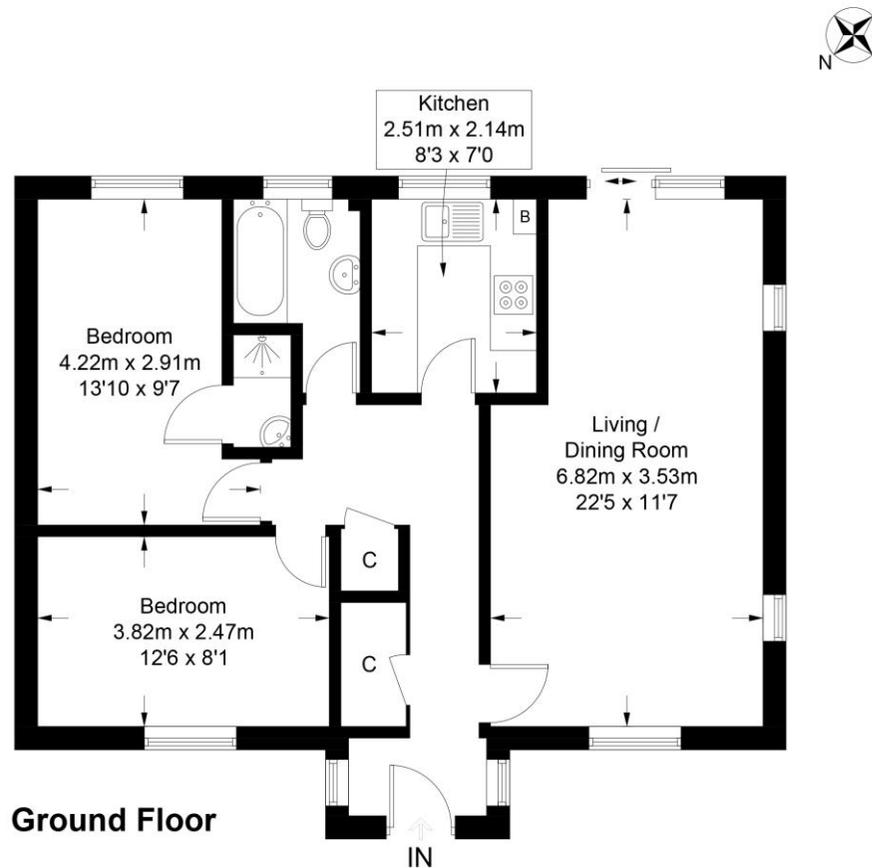
What Three Words /// acrobats.mended.asteroid

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/S3264/F005/04.02p.2026

FLOOR PLANS



Ground Floor

Approximate Gross Internal Area = 66.6 sq m / 717 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1262112)



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