



**Connells**

Basket Hall  
SHIPSTON-ON-STOUR



# Basket Hall

## SHIPSTON-ON-STOUR CV36 4BP

for sale offers over  
**£700,000**



### Property Description

Offered for sale with NO ONWARD CHAIN, this well-presented and spacious family home is situated in a desirable residential location within the popular town of Shipston-on-Stour, enjoying a position on a private no-through road with quiet surroundings. The property offers flexible and well-proportioned accommodation, ideal for modern family living.

The ground floor comprises a welcoming entrance hall, a generous lounge with feature gas fire and doors opening to the rear garden, a separate dining room, and a versatile study. The kitchen provides ample space for dining and is complemented by a separate utility room with rear garden access.

To the first floor, the property offers well-appointed bedrooms, including a principal bedroom with en suite and fitted wardrobes, a second bedroom with its own en suite, and a family bathroom.

Outside, the property benefits from a brick-paved driveway providing off-road parking and access to a double garage. The rear garden is a particular feature, offering patio and seating areas for entertaining, a generous lawn with wild garden area, and an elevated timber summerhouse enjoying pleasant views.

Conveniently positioned for local amenities, schools and transport links, yet benefitting from its peaceful, tucked-away setting, this attractive home represents an excellent opportunity for buyers seeking a smooth and straightforward purchase with NO CHAIN.

### Introduction

Shipston-on-Stour is a charming small town in Warwickshire, set along the banks of the River Stour in the northern Cotswolds, approximately 10 miles south of Stratford-upon-Avon. A former historic market town, Shipston retains much of its

traditional character, with an attractive High Street and notable buildings including St Edmund's Church.

The town offers an excellent range of amenities, including independent shops, restaurants and public houses, along with primary and secondary schools, a medical centre and a variety of sports clubs. Well-regarded grammar schools can be found nearby in Alcester and Stratford-upon-Avon, while the larger centres of Stratford-upon-Avon, Banbury, Oxford, Warwick and Leamington Spa are all easily accessible.

### Entrance Hall

An inviting entrance hall featuring wooden flooring, staircase rising to the first floor, useful understairs storage, and doors leading to the kitchen, lounge, dining room, cloakroom and study.

### Kitchen/Breakfast Room

The kitchen is fitted with a range of matching wall and base units with complementary work surfaces, incorporating a one-and-a-half bowl stainless steel sink and drainer. Appliances include a four-ring electric hob with extractor hood above, integrated oven, fridge freezer, dishwasher and microwave. Ceiling downlighters provide ample lighting, while double-glazed windows to the front and two to the rear allow plenty of natural light. The room benefits from two radiators and offers generous space for a dining area, along with a door leading to the utility room.

### Utility Room

The utility room provides access to the rear garden and is fitted with base units with work surface over, incorporating a stainless steel sink and drainer. There is space and plumbing for a washing machine, along with a wall-mounted gas boiler. A useful pantry cupboard with internal shelving offers additional storage.

### Lounge

A well-proportioned lounge featuring wooden flooring, ceiling downlighters and a feature inset gas fire. Double-glazed windows allow ample natural light, while double doors open to the rear, providing a pleasant outlook and access to the garden.

### Dining Room

The dining room features wooden flooring and ceiling downlighters, with a double-glazed window to the rear elevation providing good natural light.

### Cloakroom

The cloakroom is fitted with a wash hand basin and WC, and benefits from an obscure double-glazed window to the side elevation providing natural light while maintaining privacy.

### Study

A versatile room currently used as a study, featuring wooden flooring and a double-glazed window to the front elevation, offering a bright and flexible space suitable for a variety of uses.

### First Floor

#### Landing

The landing provides access to the loft via a hatch. It also features an airing cupboard housing the Megaflo pressurised water tank. Doors lead off the landing to the bedrooms and the family bathroom.

#### Bedroom One

Benefitting from a double-glazed window to the rear elevation, two sets of fitted double wardrobes providing ample storage, and a door leading to the en suite bathroom.

#### En-Suite

The en suite is fitted with a shower cubicle, wash hand basin and WC, along with a heated towel rail. An obscure double-glazed window to the side elevation provides natural light while maintaining privacy.

#### Bedroom Two

Featuring a double-glazed window to the front elevation, fitted wardrobes providing useful storage, and a door leading to its own en suite facilities.

### En-Suite

Fitted with a shower cubicle, wash hand basin and WC, along with a heated towel rail. An obscure double-glazed window to the side elevation provides natural light while maintaining privacy.

### Bedroom Three

Having double glazed window to rear elevation and fitted wardrobe.

### Bedroom Four

Having double glazed window to side elevation.

### Bedroom Five

Having double glazed window to front elevation.

### Bathroom

The bathroom is fitted with a bath, separate shower cubicle, wash hand basin and WC, complemented by a heated towel rail. An obscure double-glazed window to the side elevation provides natural light while maintaining privacy.

### Outside

#### Front

To the front of the property is a good-sized brick-paved driveway providing off-road parking in front of the garage. The frontage also features paved pathways, attractively planted beds, a timber porch and an outside light, along with gated side access.

#### Double Garage

A double garage featuring up-and-over doors, power and lighting, and useful rafter storage. A personnel door to the rear provides convenient additional access.

#### Rear Garden

The rear garden features paved pathways and a patio area ideal for outdoor entertaining, along with a designated seating area and an outside tap. Steps lead up to a generous, banked garden which is mainly laid to lawn with an attractive wild garden area. A timber summerhouse occupies an elevated position, offering a pleasant outlook over the garden and views of the surrounding local area.

#### Agents Notes

We understand there is a management charge payable, currently approximately £200 per annum. All details should be confirmed by your conveyancer















Total floor area 192.9 m<sup>2</sup> (2,076 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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Bridge Street  
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EPC Rating: C Council Tax  
 Band: G

Tenure: Freehold

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