

**DRAFT**

**17 SIGNAL ROAD, SHIPSTON ON STOUR, WARWICKSHIRE**

**SECCOMBES**

ESTATE AGENTS

**17 SIGNAL ROAD  
SHIPSTON ON STOUR  
WARWICKSHIRE  
CV36 4GF**

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 Junction 11).

**A SPACIOUS DETACHED FOUR BEDROOM FAMILY HOUSE QUIETLY LOCATED A SHORT LEVEL WALK TO THE NORTH OF THE TOWN CENTRE, WHICH COULD BENEFIT FROM SOME UPDATING.**

Entrance Hall, Living Room, Study, Dining Room, Kitchen, Utility Room, Cloakroom, Landing, Four Bedrooms, Ensuite Shower Room, Family Shower Room, Offroad Parking, Double Garage, Enclosed Southwest Facing Garden.

**Viewing through Secombes Estate Agents, Shipston on Stour**

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**Shipston on Stour** is a former market town 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. 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 main line stations at Moreton in Marsh and Banbury with train services south to Oxford and London respectively.

**17 Signal Road** is a well presented detached family house, quietly located a short level walk north of the town centre. The house, which overlooks an attractive, enclosed southwest facing garden to the back offers spacious and well proportioned accommodation which could benefit from some updating.

In addition to the living room there is a separate study and dining room together with the kitchen having a utility boiler room off on the ground floor.

On the first floor are four bedrooms (two double and two single) together with an ensuite shower room and family shower room.

Outside to the front a detached double garage with offroad parking in front. The accommodation briefly comprises



**Entrance Hall** with stairs to first floor and **Cloakroom** off.

**Living Room** with fireplace incorporating living-flame gas fire and double UPVC French doors to the **Garden**.

**Study**

**Dining Room** with understairs store cupboard and door to

**Kitchen** with one and half bowl sink unit with fitted under, fitted base units with worksurface over, fitted wall units, plumbing for dishwasher, space for upright fridge/freezer, Zanussi electric double oven with Zanussi four ring ceramic hob over and extractor hood above. Door to

**Utility Room** with single stainless steel sink unit and drainer with built in cupboard under and plumbing for washing machine, work surface over, built in wall unit, Potterton gas fired boiler for central heating and hot water. Half glazed door to **Garden**.

**Landing**

**Bedroom One** overlooking the back garden with **Ensuite Shower Room**, with shower cubicle, wc, wash hand basin.

**Three further Bedrooms** (one double and two singles).

**Family Shower Room** with shower cubicle, wc, wash hand basin, airing cupboard with insulated water tank.



Outside to the front is a tarmacadam driveway with lawned area beside leading to the **Double Garage** with two electric roller shutter doors, power and light connected. To the front of the garage is offroad parking for two cars. A side walkway leads around to the

**Back Garden** which is about 37'0"/11.3m deep x 41'0"/12.5m max wide, is enclosed and southwest facing.

Immediately adjoining the house is a paved patio beyond which the garden is principally lawned surrounded by well stocked flower, rose and shrub borders.

## GENERAL INFORMATION

### Tenure

The property is offered freehold with vacant possession.

### Council Tax

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

### 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, water and drainage are connected to the property. Potterton gas-fired boiler for central heating and hot water.



## Energy Performance Certificate

Current: TBA Potential: TBA

## Directions

**Postcode CV36 4GF**

From the centre of Shipston on Stour head north on Church Street (A3400) taking the second turning left after Tesco Express into Station Road. Continue along Station Road passing The Black Horse Inn into Railway Crescent. Continue along Railway Crescent, around a sharp left hand bend, turning immediately right into Signal Road. Continue past the village green bearing to the right. 17 Signal Road is after about a further 50 yards on the left.

What Three Words /// chum.resist.admits



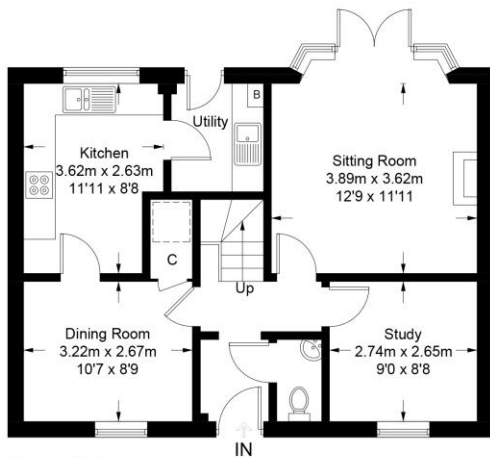
## IMPORTANT NOTICE

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.

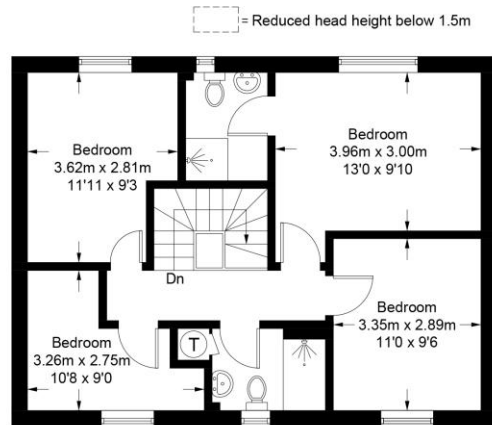
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## FLOOR PLANS

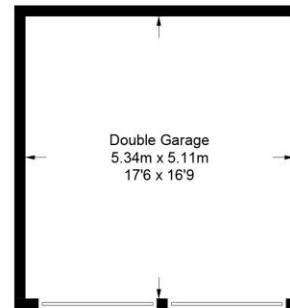
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**Ground Floor**  
57.1 sq m / 615 sq ft



**First Floor**  
55.0 sq m / 592 sq ft



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 111.7 sq m / 1202 sq ft  
Double Garage = 27.3 sq m / 294 sq ft  
Total = 139.0 sq m / 1496 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1327469)



**T: 01608 663788**

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