



FURZE HILL ROAD, SHIPSTON ON STOUR

SECCOMBES

ESTATE AGENTS

**67 FURZE HILL ROAD
SHIPSTON ON STOUR
WARWICKSHIRE
CV36 4EU**

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).

LOCATED ON THE SOUTH-WESTERN EDGE OF THE TOWN OVERLOOKING A GREEN, A WELL PRESENTED THREE BEDROOM FAMILY HOUSE OFFERING FLEXIBLE ACCOMMODATION WITH AN ATTRACTIVE ENCLOSED LANDSCAPED GARDEN AND GOOD OFF-ROAD PARKING.

Entrance Hall, Living Room, Second Reception Room, Kitchen, Shower Room, Landing, Three Bedrooms, Family Bathroom, UPVC Double Glazing, Gas Fired Central Heating. Attractive Landscaped Garden. Good Off-Road Parking.

**Viewing: Seccombes Estate Agents, Shipston on Stour
T: 01608 663788 E: shipston@seccombesea.co.uk**



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.

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.

67 Furze Hill Road is well located on the southwestern edge of the Shipston on Stour overlooking a town green adjoining farmland.

The property offers well-proportioned and well-presented family accommodation benefitting from uPVC double glazing and gas-fired heating.

The garage has been converted into a second reception room offering flexible accommodation and an opportunity for a separate dining room/study/playroom or ground floor bedroom, with a former cloakroom situated off the entrance hall having been converted to a shower room.

Outside to the front is good off-road parking and to the back an attractive enclosed landscaped garden.



The accommodation briefly comprises **Entrance Hall** stairs to first floor and understairs store cupboard. Door to **Shower Room** with shower cubicle, wc, wash hand basin with built-in cupboard under.

Living Room double aspect with uPVC double glazed sliding patio door and sidelight to garden.

Second Reception Room offering the opportunity for a separate dining room/study/office/playroom or ground floor bedroom double aspect with double glazed uPVC French doors to garden.

Kitchen part tiled with sink and single drainer sink unit with cupboard under, fitted base units with work surface over, fitted wall units, built in Neff electric oven with four ring Sandstrom gas hob over and extractor hood above, plumbing for washing machine and dishwasher, space for fridge and freezer, Worcester gas-fired boiler for central heating and hot water.

First floor **Landing** with access to roof space, shelved **airing cupboard** with insulated hot water cylinder.

Bedroom One overlooking the back garden.

Bedroom Two overlooking the town green to the front.

Family Shower Room with shower cubicle with electric shower unit, wc, wash hand basin with built-in cupboard under and beside.

Bedroom Three overlooking the back garden.

Outside to the front is a brick pavier driveway offering **Off-Road Parking** for two/three cars with flower borders beside. Sidewalk leads round to the **Back Garden** about 36'0"/11'0m min deep x 35'0"/10.65m wide. Immediately adjoining the house is a part-paved and part-gravelled patio area beyond which the **Garden** is principally lawned surrounded by flower borders, **Timber Summer House**.

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

Energy Performance Certificate

Current: 72 (C) Potential: 78 (C)

Directions

From the centre of Shipston on Stour take the A3400 south for Chipping Norton and Oxford. Proceed around the one-way system into New Street and then into London Road. In London Road take the second right hand turn into Furze Hill Road. Continue to the top of the hill following the road around to the right. 67 Furze Hill Road is situated on the left at the end of the green.

What Three Words/// winded.melts.sprint

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/3279/F005/01.05.2026

Postcode CV36 4EU

FLOOR PLANS

Approximate Gross Internal Area = 98.7 sq m / 1062 sq ft

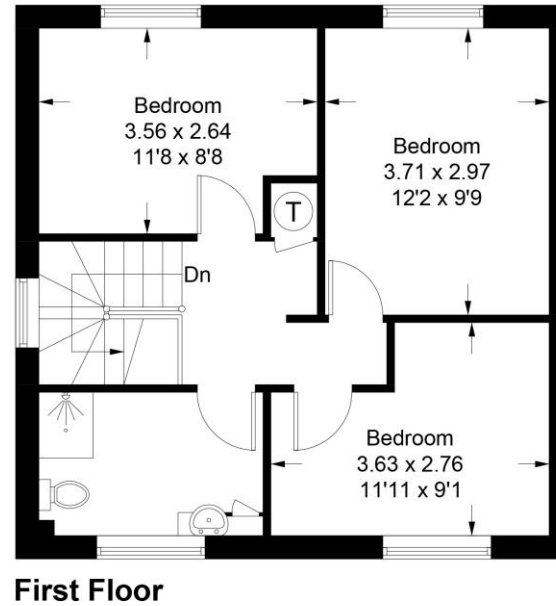
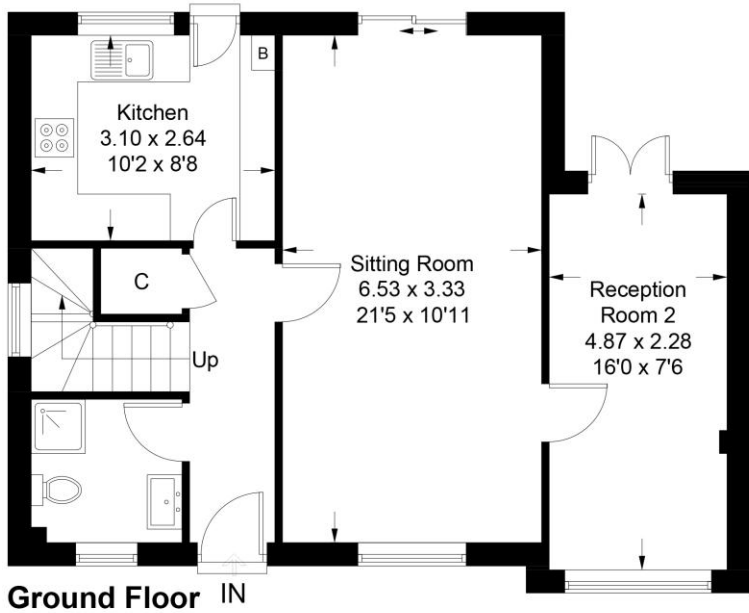


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1293939)



T: 01608 663788

10 Market Place, Shipston on Stour,
Warwickshire CV36 4AG
shipston@seccombesea.co.uk

SECCOMBES

ESTATE AGENTS

www.seccombesestateagents.co.uk