

Peter Clarke

IN ASSOCIATION WITH

Winkworth



6 Furlong Meadow, Shipston-on-Stour, CV36 4DL

- Four bedroom detached house
- Sitting room
- Dining room
- Study
- Conservatory
- Kitchen
- Bathroom and ensuite
- Double garage
- Established garden



£675,000

A rare opportunity to acquire this spacious four bedroom detached home located in a hidden cul de sac only a short distance from the town centre. Benefiting from driveway, double garage, three receptions, a study and kitchen/breakfast room. To rear is a mature garden with views over the sports ground and beyond.

#### ACCOMMODATION

The accommodation briefly comprises of an entrance hall, cloakroom, sitting room with hard wood floors and a gas fire with doors leading to the conservatory. There is a separate dining room, study and downstairs snug. The fitted kitchen has an integrated double oven, dishwasher, and low-level fridge. The kitchen window has stunning views of the garden. The utility room houses the wall mounted boiler and has space for a washing machine. On the first floor, the landing gives access to the loft and airing cupboard. The principle bedroom has a range of wardrobes and drawers and ensuite shower room. Three further bedrooms and a family bathroom with a corner bath.

Outside, at the front of the property there is a fore garden, brick paved driveway leading to a double garage with up and over electric doors. The garage benefits from internal power and light. The garage is divided by a partition wall, providing useful workshop space with rear door access to the garden. The rear garden has a mix of pathways, planted beds, mature shrubs, trees and laid to lawn with views over the sports ground

#### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

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

**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.

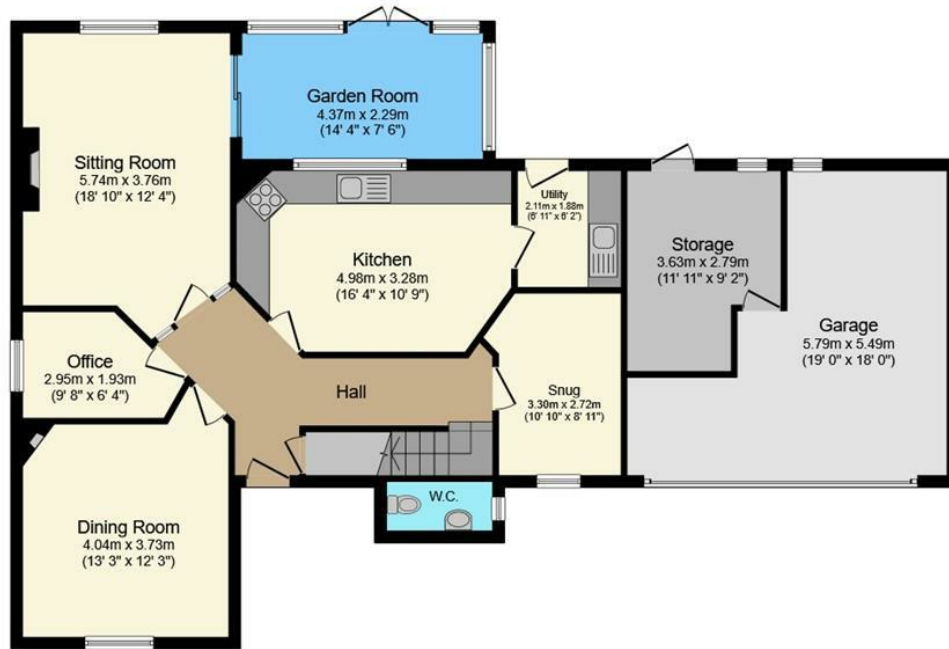
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band G.

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

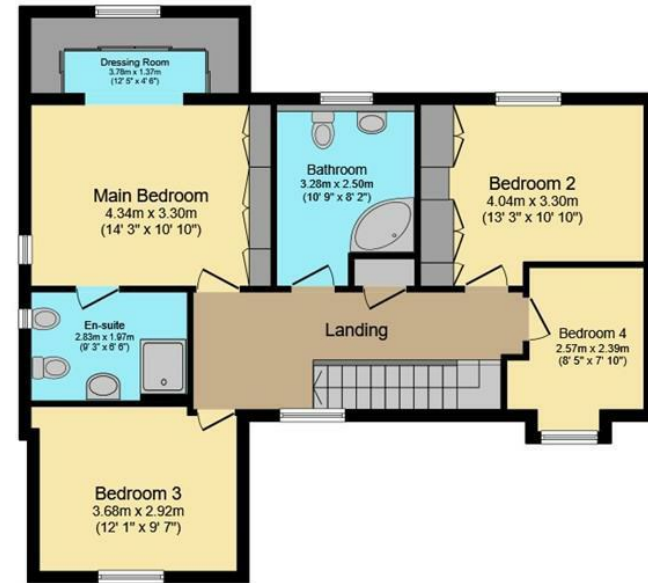
**VIEWING:** By Prior Appointment with the selling agent.



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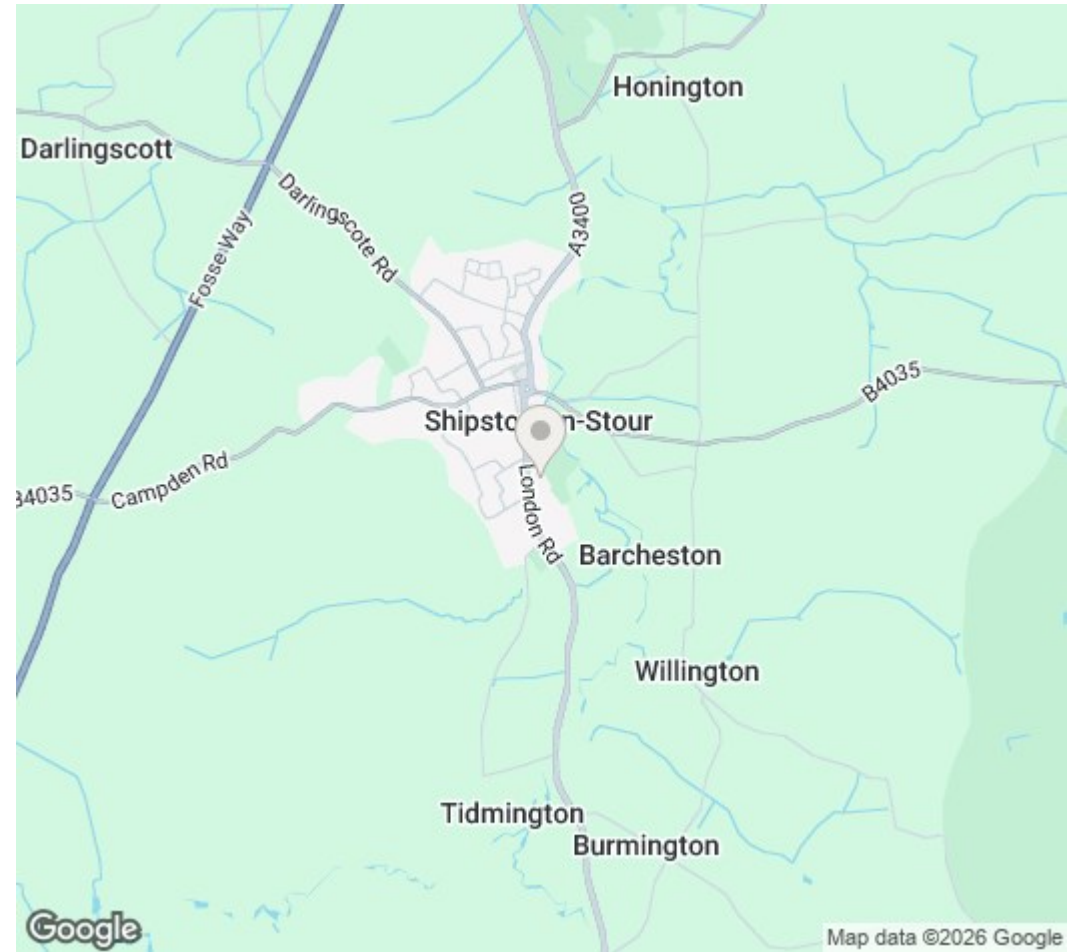
Ground Floor



First Floor

Total floor area: 203.5 sq.m. (2,190 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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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Multi-award winning offices  
serving South Warwickshire & North Cotswolds

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