



Campden Road, Shipston-On-Stour

Guide Price **£460,000**

A spacious four-bedroom detached family home occupying a generous corner plot, ideally positioned within walking distance of the local schools and town centre amenities. The property offers excellent family accommodation, a large driveway providing parking for four cars and a private rear garden.

A welcoming entrance hall leads through to the principal living spaces. The generous kitchen/dining room is fitted with a good range of wall and base units, a useful breakfast bar and integrated appliances including an electric double oven, hob, fridge and dishwasher. There is also a large storage cupboard. The separate utility room provides space and plumbing for a washing machine and tumble dryer and houses the gas boiler.

The spacious sitting room features a bay window to the front and opens into a large conservatory, creating a bright and versatile additional living and entertaining space with plenty of natural light and views over the garden.

Upstairs, there are four bedrooms. The principal bedroom benefits from built-in wardrobes incorporating both hanging space and drawers, while the second bedroom is of a similarly generous size. Bedrooms three and four overlook the rear garden and would be particularly suited to single bedrooms, children's rooms or home office space.





The family bathroom is well equipped with a separate bath and large shower, together with built-in shelving providing useful additional storage.

Outside, the private rear garden can be accessed directly from both the kitchen and conservatory. The garden is thoughtfully arranged with two patio areas, a lawn between them and established borders, providing plenty of space for seating, entertaining and family use. At the far end of the garden is a particularly large shed/workshop, offering excellent additional storage or potential for a variety of uses. There are several external power points and two outside taps.

The plot extends to the side of the house, with a secure side gate providing convenient access to the garden. To the front, the generous driveway provides parking for up to four cars.

This is a well-proportioned family home offering flexible accommodation, generous outside space and a convenient location close to schools and everyday amenities.

Council Tax band: D

Tenure: Freehold

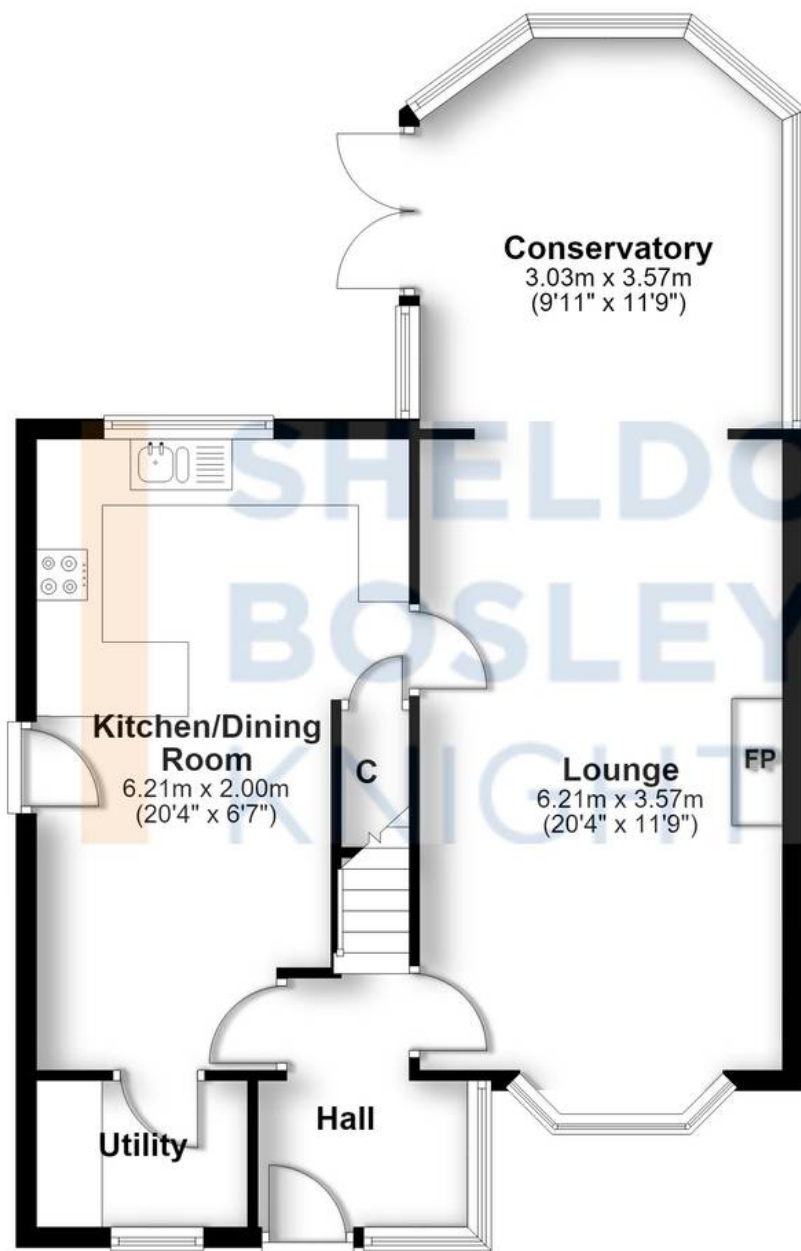
EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



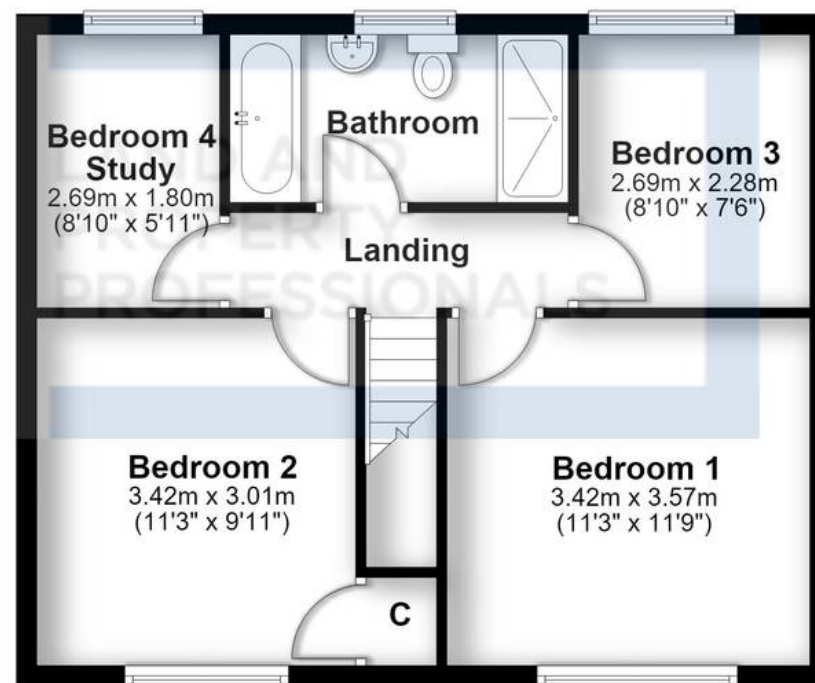
Ground Floor

Approx. 64.7 sq. metres (696.4 sq. feet)



First Floor

Approx. 46.8 sq. metres (503.8 sq. feet)



Total area: approx. 111.5 sq. metres (1200.3 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.



Sheldon Bosley Knight Shipston & Kington

Sheldon Bosley Knight Ltd, The Corner House Market Place - CV36 4AG

01608 661666

shipstonsales@sheldonbosleyknight.co.uk

www.sheldonbosleyknight.co.uk/



Disclaimer:

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

Future Development & Planning:

Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.