



VAUGHANREYNOLDS
ESTATE AGENTS

23 London Road
Shipston-On-Stour, CV36 4EP



The Property

Set within an established residential location, towards the fringe of Shipston on Stour village. This traditional detached property boasts deceptively spacious accommodation over two floors and occupies a generous mature plot. Ideally positioned to take advantage of the countless village amenities and attractions, this versatile home should appeal to wide demographic of buyer and is being offered with no upward chain.

Being set back from the road beyond a generous gated frontage, the internal accommodation in brief comprises; An enclosed vestibule leads to an inviting entrance hall with window to front, cloaks cupboard and stairs rising to the upper floor. Panel doors lead off to a generous lounge, enjoying high ceilings, window to front and an opening that leads through, and provides a semi open plan flow to a pleasant dining room. This space has French doors to side leading to the garden and further doors through to the dining kitchen. Being fitted with a range of storage, ample worksurface and integrated appliances, there is also space for a breakfast table and chairs.

There are two double bedrooms and the principal bathroom to the ground floor and two further bedrooms and storage room to the second floor with shared access to a modern bathroom. Combined, this would create a wonderful main suite.







Externally, the property occupies a generous mature plot, and extends to approximately 0.21 acre. To the front, a block paved drive provides ample off road parking and access to an attached garage and workshop with electric up and over door and personnel door. To rear, a well stocked garden faces due east/south east, and is laid mainly to lawn with terrace paving and interspersed trees and shrubs, providing a leafy backdrop

The Location

Shipston-on-Stour is a charming Market Town, within five miles of the Northern Cotswold escarpment and easy driving distance of Stratford upon Avon, Banbury, Warwick and the M40, Coventry and Birmingham.

There are main line rail stations at Banbury providing service to London Marylebone and Moreton in Marsh providing service to London Paddington. The M40 has access points at Banbury (12 miles) and Gaydon (10 miles). Surrounding countryside is delightful undulating Warwickshire pastureland. Shipston-on-Stour has many and varied facilities and amenities including primary and secondary schools, library, community hospital, medical centre, recreational facilities together with good local shopping.





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GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: All mains services are understood to be connected to the property.

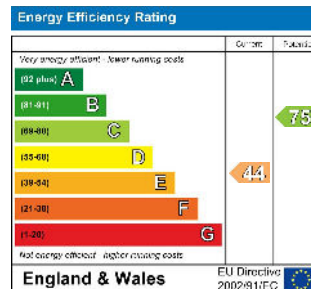
Local Authority: Stratford, Council Tax Band E

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Total area: approx. 183.2 sq. metres (1971.5 sq. feet)
 This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. All room sizes are taken in preparation of this plan, please check all dimensions and shapes before making any decisions related upon them.
 (See structural survey details)



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10 Union Street, Stratford upon Avon CV37 6QT
 T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk