



18 SIGNAL ROAD, SHIPSTON ON STOUR

SECCOMBES

ESTATE AGENTS

**18 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 at junction 11).

A SPACIOUS, WELL-PRESENTED FOUR-BEDROOM DETACHED HOUSE WITH DOUBLE GARAGE, ENCLOSED GARDEN & OFF-ROAD PARKING SITUATED ON A CORNER PLOT OVERLOOKING AN OPEN PARK.

Entrance Hall, Sitting Room, Dining Room, Kitchen, Conservatory, Cloakroom, Study/Ground Floor Bedroom 5, Ground Floor Wet Room, Four Bedrooms (Two En-Suite), Family Bathroom. Gas-Fired Heating. uPVC Double Glazing. Garden with Hidden Bin Store Area. Double Garage. Off-Road Parking.

Viewing through Seccombes Estate Agents
T: 01608 663788 E: shipston@seccombesea.co.uk
www.seccombesestateagents.co.uk



Shipston on Stour is an attractive 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. There are mainline stations at Moreton in Marsh and Banbury with train services to Oxford and London respectively.

18 Signal Road is a well-presented light and airy four- bedroom family house located on a corner plot overlooking open parkland, offering spacious, versatile and well-proportioned accommodation.

The accommodation is well laid out around a central hall with two reception rooms to the front and the kitchen overlooking the garden, study/bedroom, cloakroom and wet room.

On the first floor there are four bedrooms (two en-suite) and a family bathroom with the large, double aspect principal bedroom having built-in wardrobes and a dressing area.

Outside to the back is an attractive garden adjoining which is a double garage with good off-road parking to the side.

The accommodation briefly comprises:

Entrance Hall with laminate floor and stairs to first floor.

Cloakroom



Study/Bedroom with fitted cupboards and window to garden.

Sitting Room double aspect, laminate floor with double doors leading to the

Dining Room with bay window to front.

Kitchen with well-appointed Howdens kitchen incorporating one-and-a-half bowl stainless steel sink with fitted cupboards under, fitted base units with wooden work surfaces over, fitted wall units with concealed lighting under, built-in AEG double electric oven and grill, four-ring gas hob, integral dishwasher and washing machine, ceramic tiled floor. Door leading to wet room and conservatory.

Wet Room fully tiled, electric shower, laminate floor.

Conservatory with laminate floor, uPVC double glazing and french doors to patio area and garden.

On the first floor is the spacious **Landing** with shelved airing cupboard with hot water cylinder.

The **Principal Bedroom** is an important feature of the property being double aspect with two built-in double wardrobes and a well-appointed

En-Suite Shower Room part-tiled with shower unit, w.c. and wash hand basin.



Bedroom Two with window to front.

Bedroom Three with window to garden.

En-Suite Shower Room part-tiled with shower unit, w.c. and wash hand basin, laminate floor.

Bedroom Four/Office with window to front.

Family Bathroom part-tiled with panelled bath and electric shower over, w.c. and wash hand basin.

OUTSIDE

To the rear is an enclosed private **Garden**, mainly laid to lawn, with decking, side gate and a large hidden bin storage area.

Double Garage with driveway providing **Off-Road Parking**.

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 F.



Fixtures and Fittings

All items mentioned in these particulars are included in the sale. All other items are expressly excluded.

Services

Mains water, gas, electricity and drainage are connected to the property. Gas-fired boiler for central heating and hot water.

Energy Performance Certificate

Current: C (69) Potential: B (83)

Directions

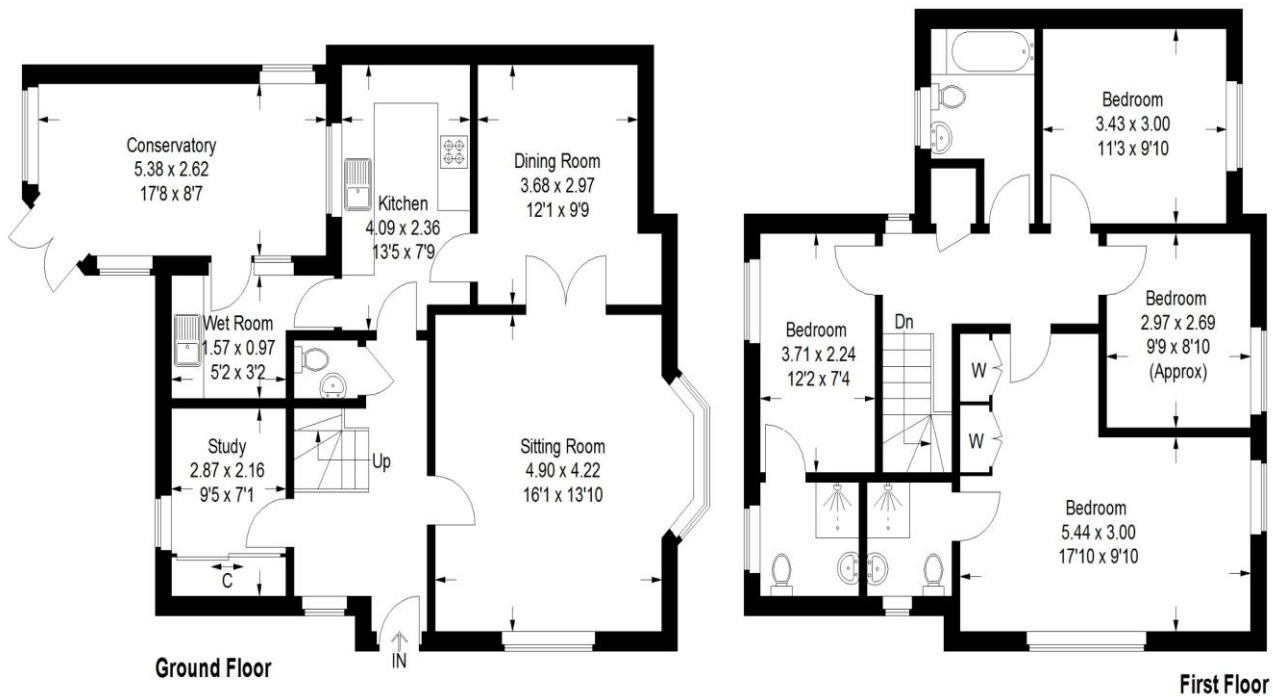
Postcode CV36 4GF

From the centre of Shipston on Stour take Church Street (A3400) for Stratford upon Avon. After about 100 yards, and past Tesco on your left, as the road bends to the right turn left in Station Road. Continue along Station Road into Railway Crescent and continue around a sharp left-hand bend. Turn almost immediately right into Signal Road and 18 Signal Road is situated on the corner on the right-hand side.

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/S3060/F004/10.06.22



Approximate Gross Internal Area = 156.0 sq m / 1679 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID868539)



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