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ESTATE AGENTS



THE DREY, 6 STRATFORD ROAD, SHIPSTON ON STOUR

THE DREY 6 STRATFORD ROAD SHIPSTON ON STOUR WARWICKSHIRE CV36 4AU

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 CHARMING PERIOD TOWN COTTAGE WITH SCOPE FOR IMPROVEMENT SITUATED A SHORT DISTANCE FROM THE TOWN CENTRE WITH AN ATTRACTIVE ENCLOSED LANDSCAPED GARDEN.

Entrance Lobby, Kitchen/Breakfast Room, Living Room, Utility/Shower Room, Back Lobby, Cloakroom, Landing, Three Bedrooms, Shower Room. Electric Night Storage Heating. uPVC Double Glazing. Attractive Enclosed Landscaped Garden.

Viewing through Secombes Estate Agents, Shipston on Stour
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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.

The Drey, 6 Stratford Road is a charming mid-terrace period town cottage situated a short distance from the centre of Shipston on Stour. The property offers scope for improvement and an opportunity to create a wonderful home. Features within the property include exposed beams in both the living room and kitchen/breakfast room, together with both rooms having open fireplaces. In addition the living room overlooks the attractive enclosed garden.

The accommodation briefly comprises:

Entrance Lobby with half-glazed door to

Kitchen/Breakfast Room with one-and-a-half bowl and single drainer stainless steel sink unit with fitted cupboards under, fitted base units with work surfaces over, fitted wall unit with sealed lighting under, fitted glass-fronted display cabinet unit, exposed beams and timbers, open fireplace with stone surround, tiled mantel shelf and stone hearth.

Living Room with exposed beam, open fireplace with stone surround, timber mantel shelf, part pine-panelled walling to dado rail height.

Back Lobby with door to garden and

Cloakroom off with w.c., wash hand basin.

Situated off the living room is the **Utility/Shower Room**, with plumbing for washing machine, walk-in bath with Triton electric power shower over, wash hand basin, fitted base units with work surface over, fitted wall unit.

Stairs and door rise to the first floor **Landing** with access to roof space.

Bedroom One with built-in double wardrobe with louvre doors and cupboard over, built-in single wardrobe and store cupboard over door.

Shower Room with shower cubicle with Briston electric power shower, w.c., wash hand basin, heated towel rail, shelved airing cupboard with lagged hot water cylinder with electric immersion heater attachment and water tank cupboard above.

Bedroom Two overlooking the garden with built-in double wardrobe.

Bedroom Three

THE GARDEN

To the back of the house and approached principally from the living through the rear lobby is an attractive enclosed garden about 56'0"/17.07m x 22'0"/6.71m wide. Immediately adjoining the cottage is a part covered patio area with raised paved area beside. Beyond the garden is principally gravelled and surrounded by well-stocked flower and shrub borders leading down to a further paved area with timber garden shed.

GENERAL INFORMATION

Tenure

The property is offered freehold with vacant possession.

Right of Way

There is a pedestrian right of way from the garden across the neighbouring property, 8 Stratford Road, out to Stratford Road.

Council Tax

This is payable to Stratford on Avon District Council. The property is listed in band A.

Fixtures and Fittings

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

Services

Mains water, no mains gas, electricity and drainage are connected to the property. Electric night storage heating.

Energy Performance Certificate

Current: E (43) Potential: C (80)

Directions

From the centre of Shipston on Stour proceed along Church Street (A3400) heading north for Stratford upon Avon. Continue along Church Street and as the road bears to the right into Stratford Road, The Drey, 6 Stratford Road is situated on the right and just after the left hand turn into Station Road.

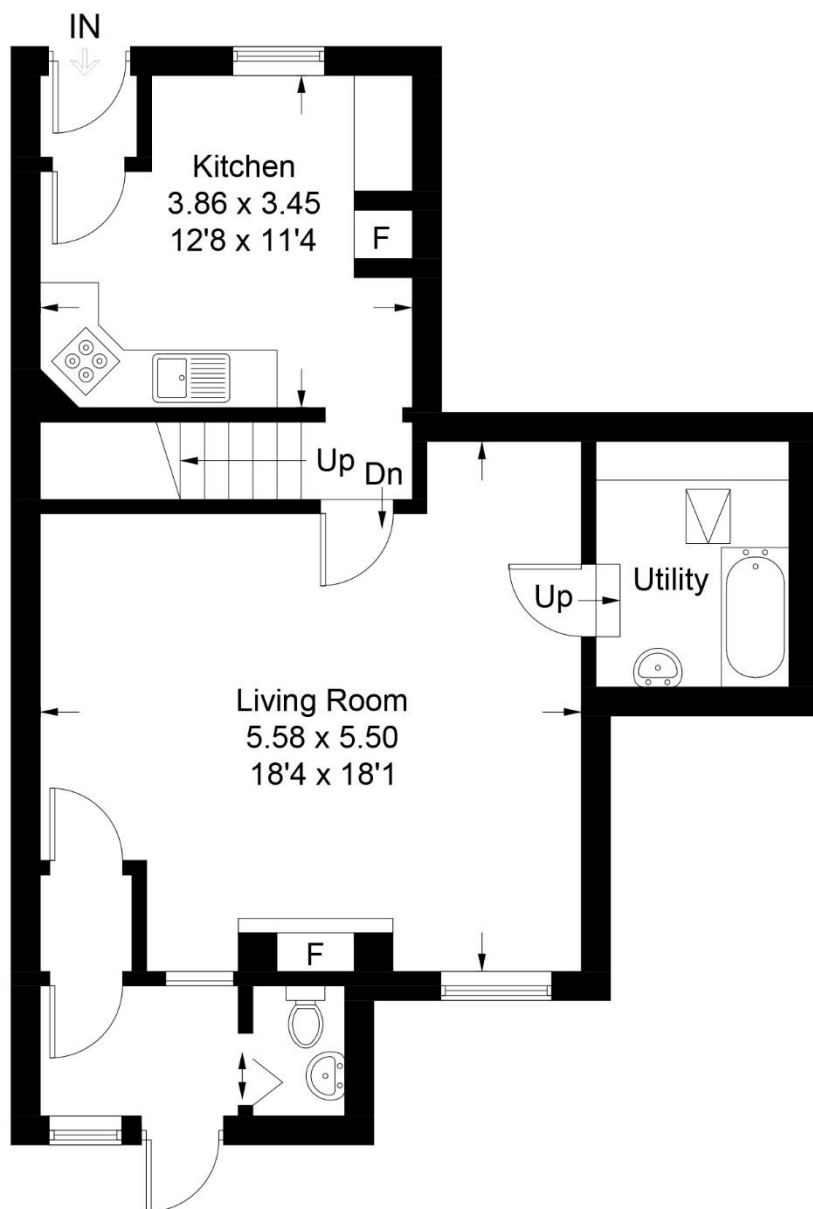
Postcode CV36 4AU

IMPORTANT NOTICE

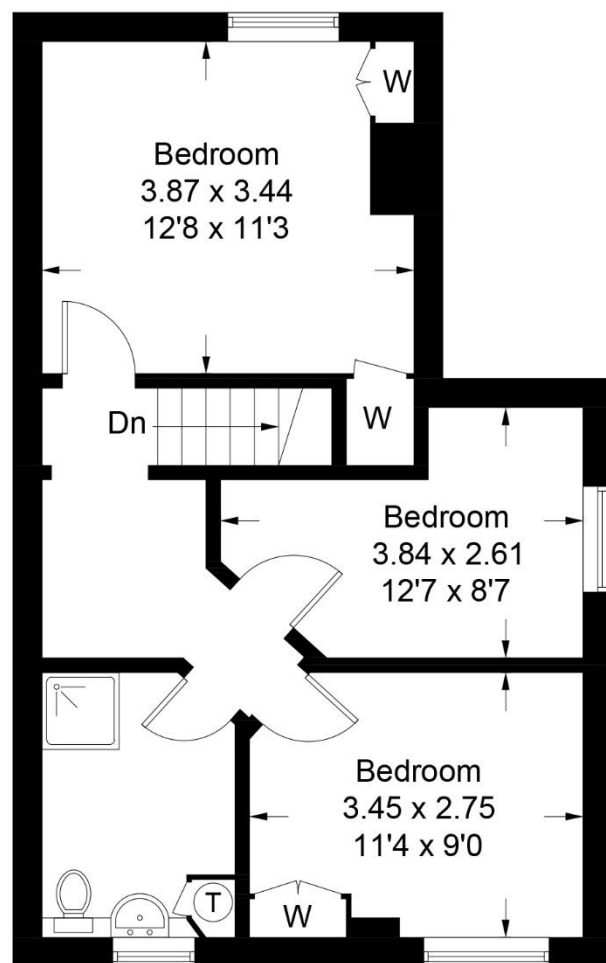
These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have 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/S3059/F002/20.06.2022





Ground Floor
55.9 sq m / 601 sq ft



First Floor
45.4 sq m / 489 sq ft

Approximate Gross Internal Area = 101.3 sq m / 1090 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID868265)

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