



4 COMPTON GARDENS, SHIPSTON ON STOUR, WARWICKSHIRE

SECCOMBES

CHARTERED SURVEYORS

4 COMPTON GARDENS SHIPSTON ON STOUR WARWICKSHIRE CV36 4GJ

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 WELL PRESENTED DETACHED FOUR BEDROOM HOUSE QUIETLY LOCATED A SHORT DISTANCE FROM THE TOWN CENTRE WITH ATTRACTIVE ENCLOSED GARDEN AND GOOD OFF ROAD PARKING

Entrance Hall, Living Room, Dining/Kitchen/Family Room, Cloakroom, Utility Room, Four Bedrooms, Ensuite Shower Room, Family Bathroom. Gas Fired Heating. UVPC Double Glazing. Garage/Workshop/Store. Attractive Enclosed Garden with Home Office and Good Off-Road Parking.

Viewing through Shipston on Stour office
Tel: 01608-663788 email: shipston@seccombes.co.uk



Shipston on Stour, a former market town, is situated in the undulating South Warwickshire countryside. The town is a busy local centre with good shopping, schooling and recreational facilities serving its own population and a number of surrounding villages. There are grammar schools locally at Alcester and Stratford upon Avon. The larger centres of Stratford upon Avon, Banbury, Oxford, Warwick and Leamington Spa are accessible.

4 Compton Gardens is quietly located in a small attractive close a short distance to the south of the town centre. The house offers well-presented accommodation with well-appointed kitchen and bathrooms.

The dining/kitchen/family room overlooks the attractive enclosed back garden, which incorporates a home office.

It is considered the garage/workshop/store could be converted into additional living accommodation, subject to the necessary consents. To the front there is good off-road parking, The accommodation briefly comprises

Entrance Hall with understairs cupboard, stairs to first floor and door to **Cloakroom** with wash hand basin, with cupboard under, wc, ceramic tiled floor.

Living Room overlooking the front and communal garden beyond.

Dining/Kitchen/Family Room with one and a half bowl stainless sink unit with fitted cupboards under, fitted base units with granite worksurfaces over, built-in Bosch electric oven with electric four-ring induction hob over and extractor hood above. Built in fridge/freezer, fitted wall units with concealed lighting



under, ceramic tiled floor, double uVPC French doors to garden. Door to **Utility Room** with single stainless steel sink unit and drainer, built-in cupboard under, granite worksurface, plumbing for washing machine and space for dryer, built-in wall unit, ceramic tiled floor, half glazed uVPC door to side walkway.

On the first floor is the **Landing** with **shelved linen cupboard**, access to roof space.

Bedroom One with door to **Ensuite Shower Room** with shower cubicle and unit, wash hand basin and wc, heated towel rail, ceramic tiled floor.

Bedroom Two with built-in double wardrobe.

Bedroom Three with built-in double wardrobe.

Family Bathroom with bath with shower and shower screen over, wash hand basin with built-in double cupboard under, wc, heated towel rail, ceramic tiled floor.

Bedroom Four L-shaped with built in double wardrobe.

Garage/Workshop/Store with Worcester gas fired boiler for central heating and hot water, insulated hot water cylinder, power and light connected, electric up and over door. Situated



to the front of the house is a brick pavier parking area for three/four cars, beyond which is a communal carparking area.

THE GARDEN

The garden, which can be approached from pedestrian walkways down either side of the house, is about 40'0/12.19m deep x 3''0''/10.97m wide, is enclosed and has been attractively landscaped. Immediately adjoining the house is a paved patio beyond which is a lawned area surrounded by well stocked flower and shrub border together with a fine Cherry Tree. A gravelled path leads through one of the flower borders through to the **Home Office/Studio**, insulated and with power and light connected

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 E .

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. Worcester gas fired boiler for central heating and hot water.

Energy Performance Certificate

Current: B (83) Potential: A (93)

Directions

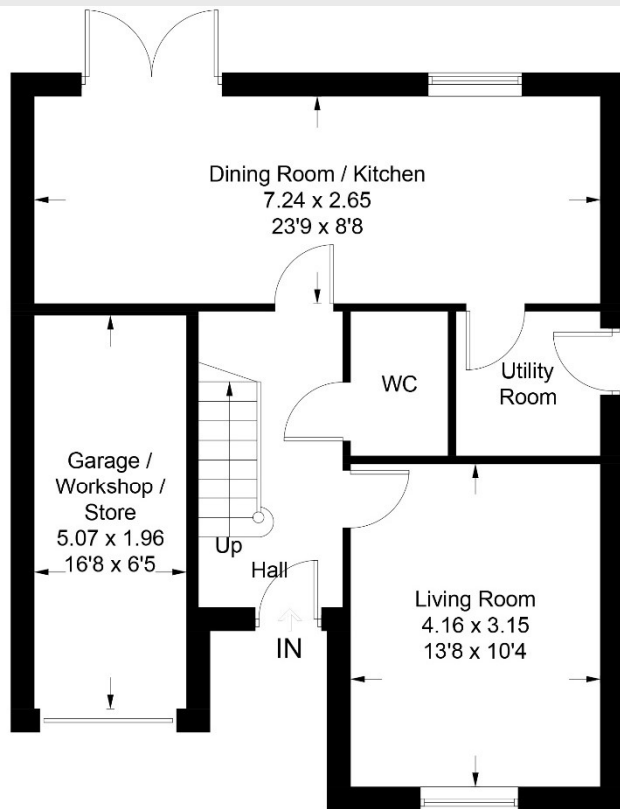
Postcode CV36 4GJ

From the centre of Shipston on Stour take the A3400 south for Long Compton and Oxford. Proceed around the one-way system into New Street and then into London Road. Having passed the right-hand turn into Callaways Road and the turning left down to the cricket and football club, continue along London Road for a further 150 yards and the turning into Compton Gardens is situated on the left.

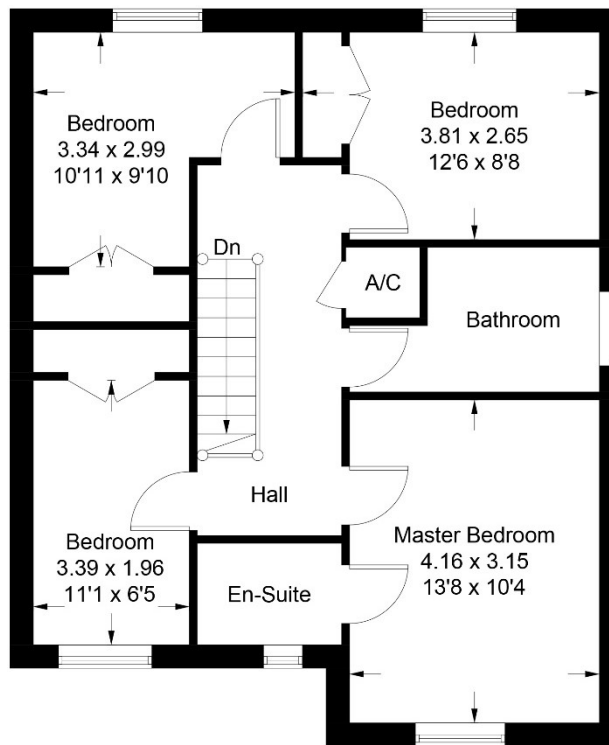
IMPORTANT NOTICE

The attached 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/S3062/F002/15.06.2022



Ground Floor



First Floor

Approximate Gross Internal Area = 117.3 sq m / 1263 sq ft
(Including Garage)

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID869617)



2 Banbury Street, Kineton
Warwickshire CV35 0JS
T 01926 640498 F 01926 640923

10 Market Place, Shipston-on-Stour
Warwickshire CV36 4AG
T 01608 663788 F 01608 663662

www.seccombes.co.uk

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