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ESTATE AGENTS



7 CARSON CLOSE, STRETTON ON FOSSE

**7 CARSON CLOSE
STRETTON ON FOSSE, MORETON IN
MARSH, GLOUCESTERSHIRE GL56 9SJ**

Situated about 3 miles from Shipston on Stour, 4 miles from Moreton in Marsh and Chipping Campden, 12 miles from Stratford upon Avon, 18 miles from Banbury (M40 junction 11) and Warwick (M40 junction 15).

A SPACIOUS THREE-BEDROOM SEMI-DETACHED HOUSE WITH OPPORTUNITY OFFERING FLEXIBLE ACCOMMODATION AND SCOPE FOR IMPROVEMENT IN A GOOD VILLAGE LOCATION WITH ATTRACTIVE GARDENS, STORE ROOM & OFF-ROAD PARKING.

Entrance Hall, Living Room, Kitchen/Breakfast Room, Dining/Conservatory, Study/Ground Floor Bedroom Three, Two Bedrooms, Bathroom, UPVC Double Glazing, Oil-Fired Central Heating. Attractive Gardens. Storeroom. Off-Road Parking.

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

Stretton on Fosse is an attractive village situated on the Gloucestershire/Warwickshire border, and just inside Warwickshire in an area of special landscape value and on the edge of the Cotswold Area of Outstanding Natural Beauty. Within the village there is a local pub and Parish Church with the market towns of Shipston on Stour, Moreton in Marsh and Chipping Campden close by offering good local shopping, schooling and recreational facilities.

The local centres of Stratford upon Avon, Cheltenham, Oxford, Banbury, Warwick and Leamington Spa are accessible. There is a main line station at Moreton in Marsh with services south to Oxford and London (Paddington).

7 Carson Close is a spacious semi-detached house situated in a quiet location within easy walking distance of the village centre with a good local pub. The property, which offers scope for improvement, also offers flexible accommodation with either a ground floor bedroom three or second reception room. In addition beyond the kitchen/breakfast room is a dining/conservatory.

There is an open-plan garden to the front with tarmacadam driveway and store room (former garage) beside, and to the back an attractive large enclosed garden. In addition, the property benefits from oil-fired central heating and uPVC double glazing.

It is considered the property offers an opportunity to extend subject to obtaining the necessary planning consents.

The accommodation briefly comprises:

Entrance Hall with understairs storage cupboard and stairs to first floor.

Sitting Room with working fireplace with timber surround and mantel shelf, wrought iron inset and raised hearth and part-glazed door to

Study/Ground Floor Bedroom Three



Kitchen/Breakfast Room with single sink and drainer with fitted cupboards under, fitted base units with work surface over, built in Logik oven with Neff four-ring ceramic hob over and extractor hood above, with plumbing for washing machine and dishwasher, fitted wall units, ceramic tiled floor.

Dining/Conservatory with uPVC double french doors to patio and back garden.

Stairs rise from the entrance hall to the first floor **Landing** with a range of three built-in double wardrobes and space for a desk.



Bedroom One with loft access.

Bedroom Two

Bathroom part-tiled with bath with shower unit and shower screen over, wash hand basin with fitted cupboards under, w.c., heated towel rail.



OUTSIDE

To the front the **Garden** is principally laid to lawn with flower and shrub borders together with a tarmacadam driveway adjoining offering **Off-Road Parking** for one/two cars.



Doorway leads through to paved courtyard area with steps up to the store room (former garage) about 15’8” x 8’0” (4.78m x 2.44m).

Store Room with Grant oil-fired boiler for central heating and hot water, power and light connected (N.B. It is considered the store room could be converted back into a garage).

The paved patio continues around to the back of the house with the enclosed **Rear Garden**, part-terraced with lawned and gravelled areas, together with ornamental fishpond with gravelled and well-stocked flower borders adjoining.

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 D.

Fixtures and Fittings

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

Services

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

Energy Performance Certificate

Current: E (44) Potential: D (64)

Directions

Postcode GL56

9SJ

From Shipston on Stour take the B4035 for Chipping Campden. At the Portobello Crossroads turn left onto the A429 (Fosse Way) for Moreton in Marsh. After about a mile take the first turning right to Stretton on Fosse. Carson Close can be found on your right before the village crossroads.

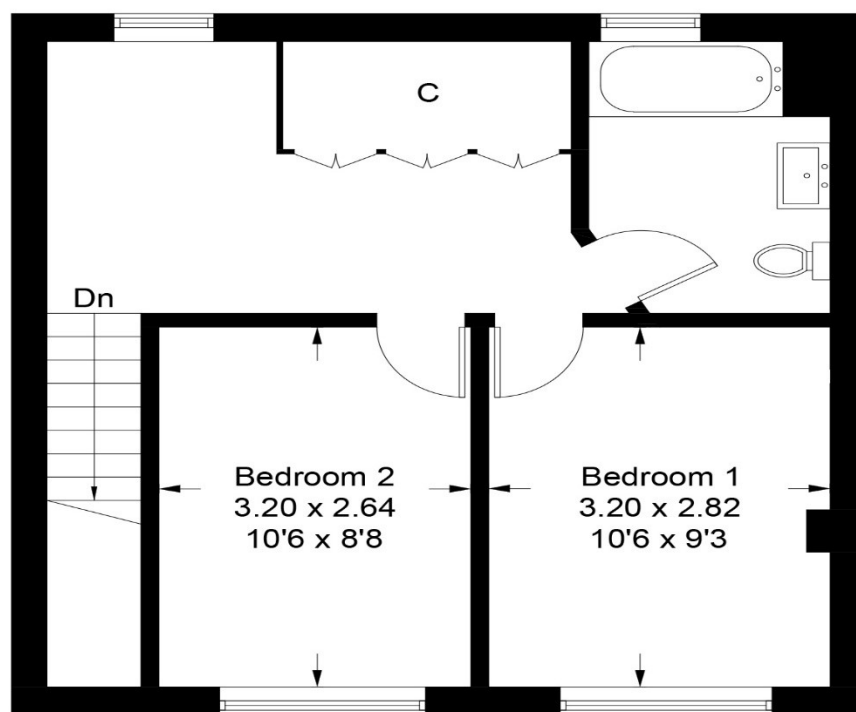


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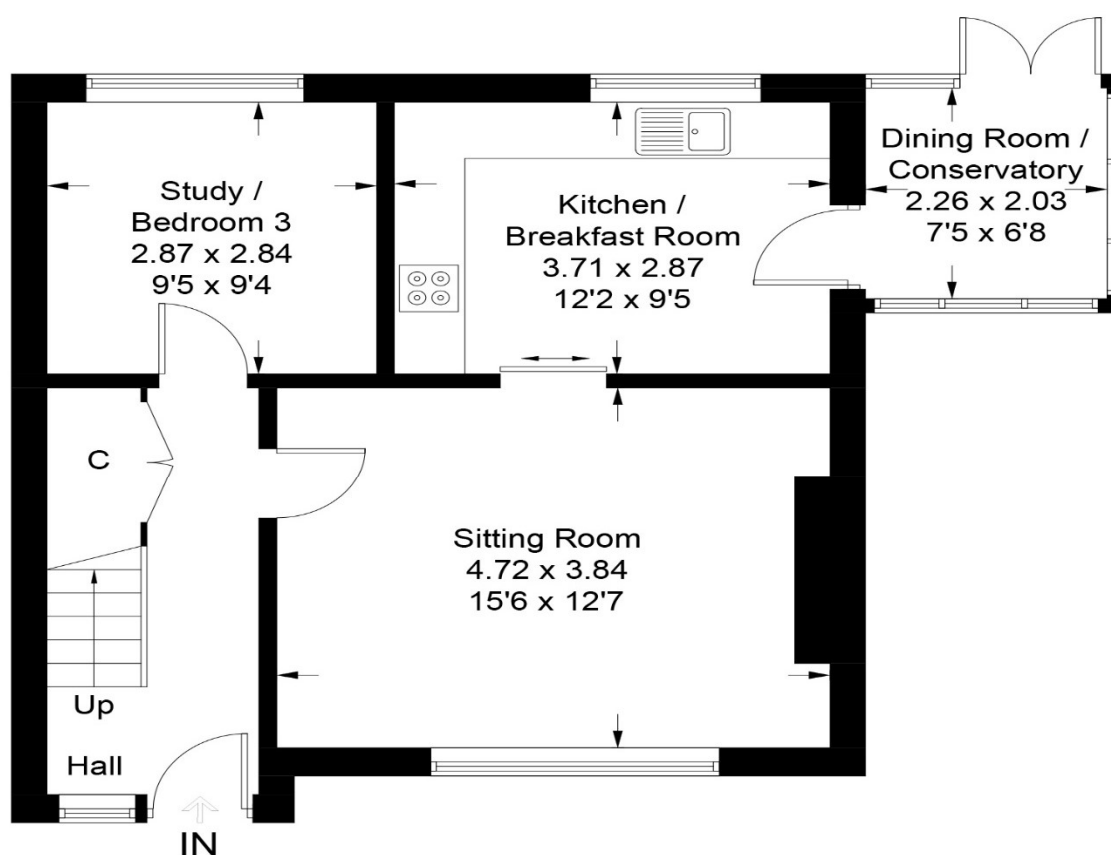
These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have 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/S3056/F002.25.05.2022





First Floor



Ground Floor

Approximate Gross Internal Area = 98.0 sq m / 1055 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID863388)

T 01608 663788

10 Market Place, Shipston on Stour,
Warwickshire CV36 4AG
shipston@seccombesea.co.uk

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