



**GREENWAY ROAD, SHIPSTON ON STOUR – 4 BEDROOMS**

**SECCOMBES**

ESTATE AGENTS

**24 GREENWAY ROAD  
SHIPSTON ON STOUR  
WARWICKSHIRE  
CV36 4EA**

Situated about 6 miles from Moreton in Marsh, 11 miles from Chipping Norton, 11 miles from Stratford upon Avon, 15 miles from Warwick (and M40 junction 15) and Banbury (M40 at junction 11).

**A SPACIOUS FOUR-BEDROOM DETACHED BUNGALOW REFURBISHED TO A HIGH STANDARD WITH ATTRACTIVE ENCLOSED GARDEN, DETACHED SINGLE GARAGE & OFF-ROAD PARKING.**

Porch, Entrance Hall, Living Room, Dining Room, Breakfast/Kitchen, Conservatory, Four Bedrooms (One En-Suite), Family Bathroom. uPVC Double Glazing. Gas-Fired Heating. Single Garage. Off-Road Parking. Enclosed Garden.

**Viewing through:**  
**Secombes Estate Agents, Shipston on Stour**  
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**[www.seccombesestateagents.co.uk](http://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.

**24 Greenway Road** is a light and airy spacious detached four-bedroom bungalow in a corner position at the end of Greenway Road, refurbished to a high standard with an attractive enclosed garden.

The property has the benefit of uPVC double glazing and gas-fired central heating (new Valliant boiler) and offers light, airy, well-proportioned accommodation.

Outside the property is situated in attractive enclosed gardens with a separate bigger than normal detached garage with electrics and off-road parking for about four cars.

**Open Porch** with front door through to

**Entrance Hall** with two store cupboards, door to

**Living Room** feature fireplace with stone surround, timber mantel and log burner, large window overlooking the garden.



**Dining Area** with French doors to garden and direct access to the Kitchen.

**Kitchen/Breakfast Room** a light and airy, high quality fitted kitchen, part-tiled with one-and-a-half bowl sink and drainer unit with cupboard under, fitted base units with work surfaces over, fitted wall units with breakfast bar including a new Beko washing machine and Electra condenser tumble dryer, electric Hotpoint oven with four-ring hob, Bosch fridge/freezer and dishwasher. Vinyl flooring. Door leading to

**Conservatory** large and inviting with stone tiled floor, uPVC double glazing and french doors to patio area and driveway.

From the entrance hall, door to

**Family Bathroom** part-tiled with paneled bath with electric shower over, pedestal wash hand basin, w.c. heated towel rail, vinyl flooring.

**Bedroom One** having central archway to dressing room with fitted wardrobes, offering views over the patio area.

**En-Suite Shower Room** part-tiled with vinyl flooring, walk in Mira Sport shower unit, wash hand basin set in vanity unit, w.c

**Bedroom Two** large double with window onto conservatory.



**Bedroom Three** is a double bedroom with window to front.

**Bedroom Four/Study** with view over the front garden.

#### OUTSIDE

Situated to the side of the property and approached from Greenway Road through wooden gates to private brick paviour parking area with single **Garage** to the left, behind is a paved patio area.

A paved pathway leads from the front door to the well-maintained **Garden** with a stone wall and steps leading up to a lawned area with flower and shrub borders enclosed by hedging.

#### 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 electricity, gas, water and drainage are connected to the property.

#### Energy Performance Certificate

Current: D (67) Potential: B (82)

#### Directions

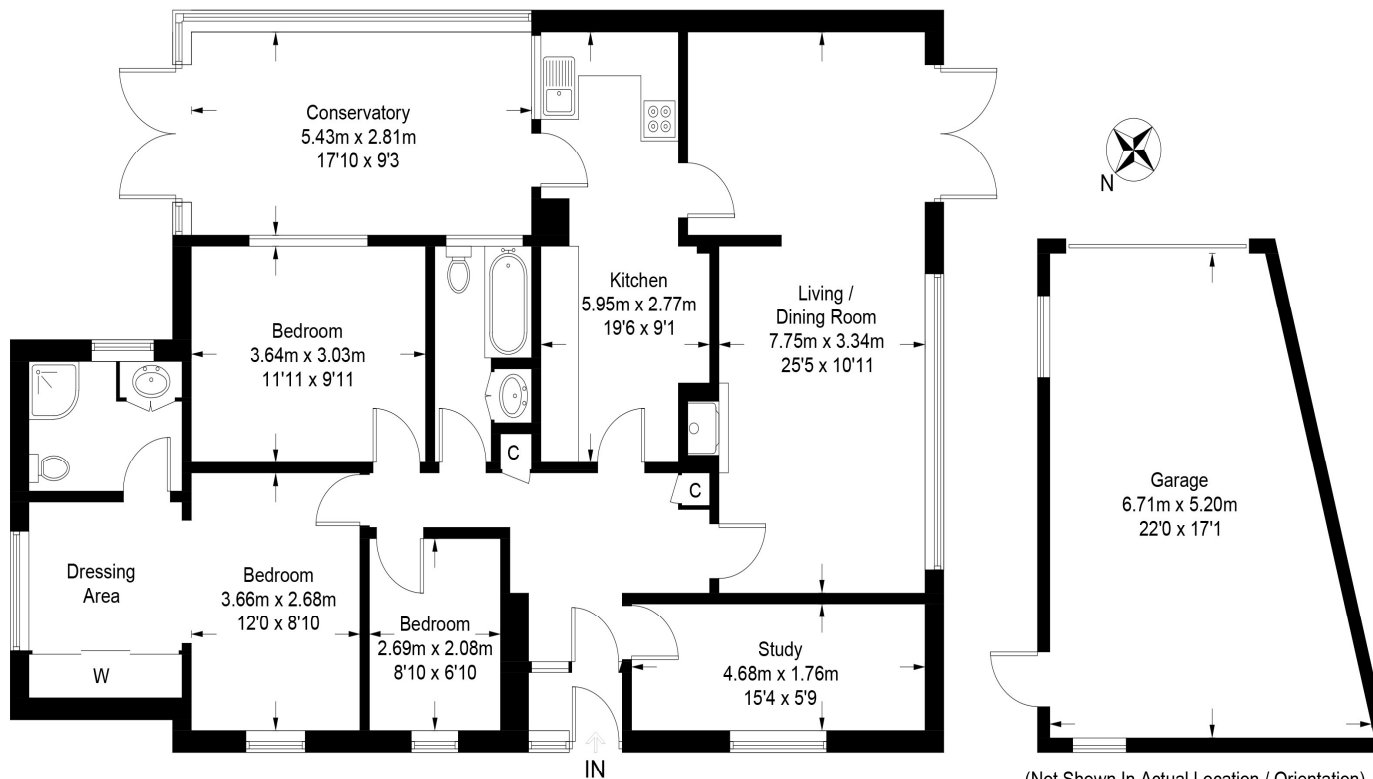
#### Postcode CV36 4EA

From the centre of Shipston on Stour take the A3400 (Church Street) north for Stratford upon Avon. Take the next left into Telegraph Street. Proceed up Telegraph Street taking the second turning right into Manor Lane. At the end of Manor Lane and on entering Greenway Road turn right and 24 Greenway Road is immediately on the right.

#### 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.

## FLOOR PLANS



Approximate Gross Internal Area = 126.2 sq m / 1358 sq ft  
 Garage = 29.0 sq m / 312 sq ft  
 Total = 155.2 sq m / 1670 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID814108)



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