

Peter Clarke  
New Homes

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ESTATE AGENTS



BERRY WAY HOUSE, PITTHAY AVENUE, SHIPSTON ON STOUR



**BERRY WAY HOUSE  
PITTWAY AVENUE  
SHIPSTON ON STOUR  
WARWICKSHIRE  
CV36 4DQ**

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 NEW WELL PRESENTED AND SPACIOUS SEMI-DETACHED THREE-BEDROOM HOUSE FINISHED TO A HIGH-QUALITY SPECIFICATION SITUATED A SHORT DISTANCE FROM THE TOWN CENTRE WITH ENCLOSED SOUTH FACING GARDEN AND OFF-ROAD PARKING**

Entrance Hall, Cloakroom, Open-Plan Living/Dining/Kitchen, Three Bedrooms, En-Suite Shower Room, Family Bathroom. Enclosed South-Facing Garden. Off-Road Parking. Electric Car Charger Point.

Viewing through joint sole selling agents  
Seccombes Estate Agents, Shipston on Stour  
T: 01608 663788 E: [shipston@seccombesea.co.uk](mailto:shipston@seccombesea.co.uk)  
Peter Clarke New Homes  
T: 01926-870145 E: [newhomes@peterclarke.co.uk](mailto:newhomes@peterclarke.co.uk)



**Shipston on Stour**, a historic former market town with an attractive Georgian centre, 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 local centres of Stratford upon Avon, Banbury, Oxford, Warwick and Leamington Spa are accessible

**Berry Way House** is one of a development of two new semi-detached houses with entrance hall, open-plan living/dining/kitchen, three bedrooms with en-suite shower room to principal bedroom and a family bathroom. The property has an enclosed private south-facing garden and off-road parking to the front.

Finished to a high level of specification with well-appointed kitchen and bathrooms, solid oak doors throughout and flooring comprising a mixture of Karndean, ceramic tiles and carpets.

The spacious and well-proportioned accommodation briefly comprises an **Entrance Hall** with **storage cupboard** and **Cloakroom**, open-plan **Living Dining Kitchen** with Velux window to the living area and sliding patio door opening onto the private enclosed south-facing rear garden. **Kitchen area** with fitted base and wall units, carousel corner storage cupboard, tiled splash backs, built-in electric double oven, four-ring electric hob with extractor hood over, fridge/freezer, dishwasher and washing machine.





On the first floor **Landing** with access to **loft** with loft ladder and gas-fired combi boiler for central heating and hot water

**Principal Bedroom One** with **built-in cupboard** and tiled **En-Suite Shower Room** with vanity mirror and heated chrome towel rail.

**Bedroom Two**

**Bedroom Three**

**Family Bathroom** well-appointed with bath with shower over, vanity mirror and heated chrome towel rail.

#### OUTSIDE

To the back is the south-facing **Garden**.

Block-paved driveway providing **Off-Road Parking** for two cars.

Electric car charger point.

Outside tap and lights.

**Tenure** The property is offered freehold with vacant possession.



**Council Tax** This is payable to Stratford on Avon District Council. The property is to be assessed for tax purposes.

**Fixtures and Fittings** All items mentioned in these sale particulars are included in the sale. All other items are expressly excluded.

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

**Energy Performance Certificate** The property is to be assessed for Energy Performance purposes

**Warranty** The property will be issued with a ten-year residential building guarantee through ICW

**Joint Sole Selling Agents and Viewing through:**

**Seccombes Estate Agents** 01608 663788

**Peter Clarke New Homes** 01926 870145

#### Directions

From the centre of Shipston on Stour proceed along West Street (B4035) for Chipping Campden. Proceed into Campden Road and take the third turning right into Queens Avenue. Proceed along Queens Avenue to the T-junction and turn right into Pittway Avenue. Berry Way House is situated at the end of Pittway Avenue on the right.

#### Postcode CV36 4DQ



#### 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/S3064/F005/04.02.2023**

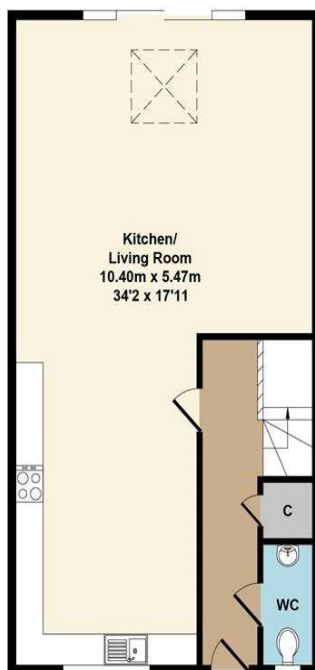




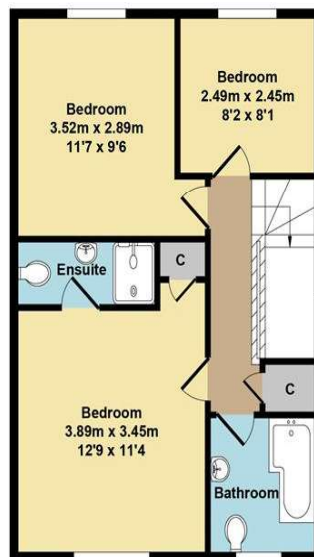
## FLOOR PLANS

Berry Way House  
Pittway Avenue, Shipston on Stour, CV36 4DQ  
Total Approx. Floor Area 104.0 Sq.M. (1119 Sq.Ft.)

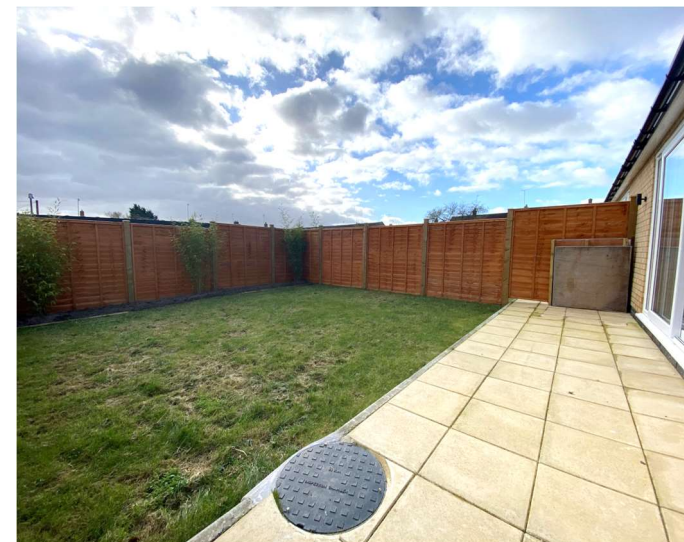
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor  
Approx. Floor  
Area 56.90 Sq.M.  
(612 Sq.Ft.)



First Floor  
Approx. Floor  
Area 47.10 Sq.M.  
(507 Sq.Ft.)



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