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ESTATE AGENTS

BROCKS SETT, 59 TELEGRAPH STREET, SHIPSTON ON STOUR

**BROCKS SETT
59 TELEGRAPH STREET
SHIPSTON ON STOUR
CV36 4DA**

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 SPACIOUS TERRACED HOUSE SITUATED CLOSE TO THE TOWN CENTRE WITH COURTYARD GARDEN, CAR PARKING AND CAR PORT CONSTRUCTED BY THE LOCAL AWARD-WINNING BUILDERS, JOHNSON & JOHNSON

Entrance Hall, Living Room, Dining/Kitchen, Cloakroom, Three Bedrooms, Ensuite Shower Room, Two Bathrooms (one Ensuite). Double Glazing. Gas-fired Heating. Walled Courtyard Garden. Carport with Loft over and Store. Off-Road Car Parking.

**Viewing through Seccombes Estate Agents,
Shipston on Stour**
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- **Shipston on Stour** is a popular former market town with an attractive Georgian centre 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.
- There are grammar schools locally at Alcester and Stratford upon Avon.
- The larger centres of Stratford upon Avon, Banbury and Oxford are accessible. The area is serviced by a network of main roads including the A3400 (Oxford to Birmingham) road passing through the town. Junctions 11 and 15 of the M40 motorway are accessible at Banbury and Warwick respectively. There are mainline stations at Moreton in Marsh and Banbury with train services south to Oxford and London respectively.
- **Brock Sett** is an attractive mid-terrace town house situated close to the centre of Shipston on Stour. The property, which
- was completed in 1999, is situated principally around a large, gravelled courtyard, and was constructed by the local award-winning builders, Johnson & Johnson.
- The house, which could benefit from some updating, offers spacious and well-proportioned accommodation with a good-sized living room, three bedrooms, ensuite shower room and two bathrooms (one ensuite).
- The property benefits from double glazed windows and gas-fired heating. To the back is a landscaped walled courtyard garden incorporating a raised decked area. Beyond is the carport with car parking space in front.
- The accommodation is arranged on three floors comprises:

GROUND FLOOR



- **Entrance Hall** with exposed stone floor, boxed radiator, dado rail, stairs to first floor. Door to
- **Cloakroom** part tiled with w.c., wash hand basin, exposed stone floor.
- **Living Room** with open fireplace with dressed stone surround and stone hearth, exposed wall timbers and ceiling beams, part glazed double French doors to courtyard garden.
- **Dining/Kitchen** part tiled with one and a half bowl single drainer glazed China sink unit with fitted cupboard under, fitted base units with work surfaces over, plumbing for washing machine, built-in electric over with four-ring gas hob over and extractor hood above, fitted wall units with concealed lighting under, exposed ceiling beam, exposed stone floor, gas fired combi-boiler for central heating and hot water, door to walled courtyard garden, understairs storage area. Stairs rise to

THE FIRST FLOOR

- **Bedroom 1** with wrought iron feature fireplace with timber surround, four built-in double wardrobes, Door to
- **Ensuite Shower Room** with part tiled shower cubicle, w.c., wash hand basin, fitted wall mirror.



- **Bedroom 2** with built-in double wardrobe.

THE SECOND FLOOR

- **Bedroom 3** with **Ensuite Bathroom** with bath with shower attachment, wash hand basin with shaving light over, w.c., exposed beam, exposed pine floor boarding,

GARDENS

- Situated to the front is a small brick paviour garden set back behind wrought iron fencing.
- To the back there is an attractive enclosed walled landscaped courtyard garden. Immediately adjoining the house is a decked area beyond which a gravelled area bisected by a path with flower borders and shrub borders to either side, together with incorporating a pergola over.

CAR PORT AND CAR PARKING

- Situated behind the courtyard garden is the five-car port with access to boarded roof space, enclosed storeroom with power and light connected. Situated in front of the car port is an allocated parking for one car.

GENERAL INFORMATION

- **Bathroom** part tiled with bath with shower attachment, w.c., wash hand basin.
- **Tenure** The property is offered freehold with vacant possession.



Council Tax This is payable to Stratford upon 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, drainage, and gas connected to the property. Gas-fired boiler for central heating and hot water

Energy Performance Certificate
Current: 67 (D) Potential: 78 (C)

Directions **Postcode CV36 4DA**
From the centre of Shipston on Stour take the A3400 north for Stratford upon Avon. Having passed Tesco Express turn immediately left into Telegraph Street. Proceed past the public car park and Brock Sett, 59 Telegraph Street is the second to last property on the left after about a further 150 yards.

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/S3140/F005/11.09.2023**

FLOOR PLANS



Approximate Gross Internal Area = 130.5 sq m / 1404 sq ft
 Store = 2.2 sq m / 24 sq ft (Excluding Carport)
 Total = 132.7 sq m / 1428 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1005493)



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