



12 SPRINGHILL CLOSE, SHIPSTON ON STOUR

SECCOMBES

ESTATE AGENTS

12 SPRINGHILL CLOSE SHIPSTON ON STOUR CV36 4PU

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 SPACIOUS DETACHED STONE FAMILY HOUSE WITH ATTRACTIVE LANDSCAPED GARDEN SITUATED ON THE EDGE THE TOWN WITH FAR-REACHING VIEWS.

Entrance Hall, Open-plan Living/Dining/Kitchen/Garden Room, Study, Cloakroom, Five Bedrooms, Ensuite Shower Room, Family Bathroom and Family Shower Room. Gas-Fired Heating. Double Glazing. Double Garage. Off-Road Parking for Four/Six Cars. Attractive Enclosed Landscaped Garden. Far Reaching Views over the Surrounding Countryside.

Viewing through:

Secombes 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.
- 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 main line stations at Moreton in Marsh and Banbury with train

services south to Oxford and London respectively, with a service from Banbury to London (Marylebone) in under an hour.

- **12 Springhill Close** is an attractive detached stone family house situated on edge of and a short distance from the town centre within a small development.
- The property offers well-presented, spacious and well-proportioned accommodation over three floors benefiting from double glazed windows and gas-fired heating with underfloor heating to the ground floor.



- Important features of the property include the open-plan living/dining/kitchen/garden room giving a wonderful feeling of space, together with the attractive landscaped garden which adjoins farmland, and the far-reaching views over the surrounding countryside.
- The kitchen and bathrooms are well-appointed and presented to a high standard. In addition there are full length fitted mirrors in each of the bedrooms with wardrobes. There is also an electric awning over one of the French doors from the garden room on to the patio.
- On the ground floor there is a spacious **Entrance Hall** with large **store cupboard** and **Cloakroom** off. The open-plan **Living/Dining/Kitchen/Dining Room** is triple aspect with two sets of double French doors leading out on to the patio and is about 36'0"/10.98m in length.
- Well appointed **Kitchen** including fitted base and wall units with granite work surfaces over and concealed lighting, Rangemaster Kitchener cooker with five-ring gas hob, grill and two electric ovens, Quooker Tap, integral Hotpoint microwave/oven, integral Siemens dishwasher, plumbing for washing machine, built-in fridge/freezer, ceramic tiled floor, double French doors to patio.

- In addition on the ground floor, situated off the entrance hall is the **Study/second Reception Room**.
- On the first floor are **three Double Bedrooms**, two having built-in wardrobes, spacious **Ensuite Shower Room** to the master bedroom and separate **Family Bathroom**.
- On the second floor are **two further Bedrooms** both with built in wardrobes, **Family Shower Room**.
- **Outside** is an open-plan principally lawned **Front Garden** with brick pavier driveway beside offering **Off-Road Parking For Four/Six Cars** in front of the spacious **Detached Double Garage** with power and light connected, two electric up and over doors and side personnel door from back garden.
- The attractively landscaped enclosed part-walled **Back Garden** about 60'0"/18.29m max deep x 50'0"/15.24m max wide adjoins farmland and offers privacy. Immediately beside the house is a large paved patio, beyond which the garden is principally lawned with retaining timber walling with steps leading up to a further raised garden area with far reaching views.

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 G.

Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale.

Services

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

Energy Performance Certificate

Current: 86 (B) Potential: 94 (A)

Directions

From the centre of Shipston on Stour proceed north for Stratford upon Avon on Church Street (A3400) into Stratford Road. Continue along Stratford Road and just before leaving Shipston on Stour take the last turning right into Springhill Close. Proceed up the Close and 12 Springhill Close is straight ahead where the road bears to the right.

Postcode CV36 4PU

MFF/S176/S3152/13.03.2024

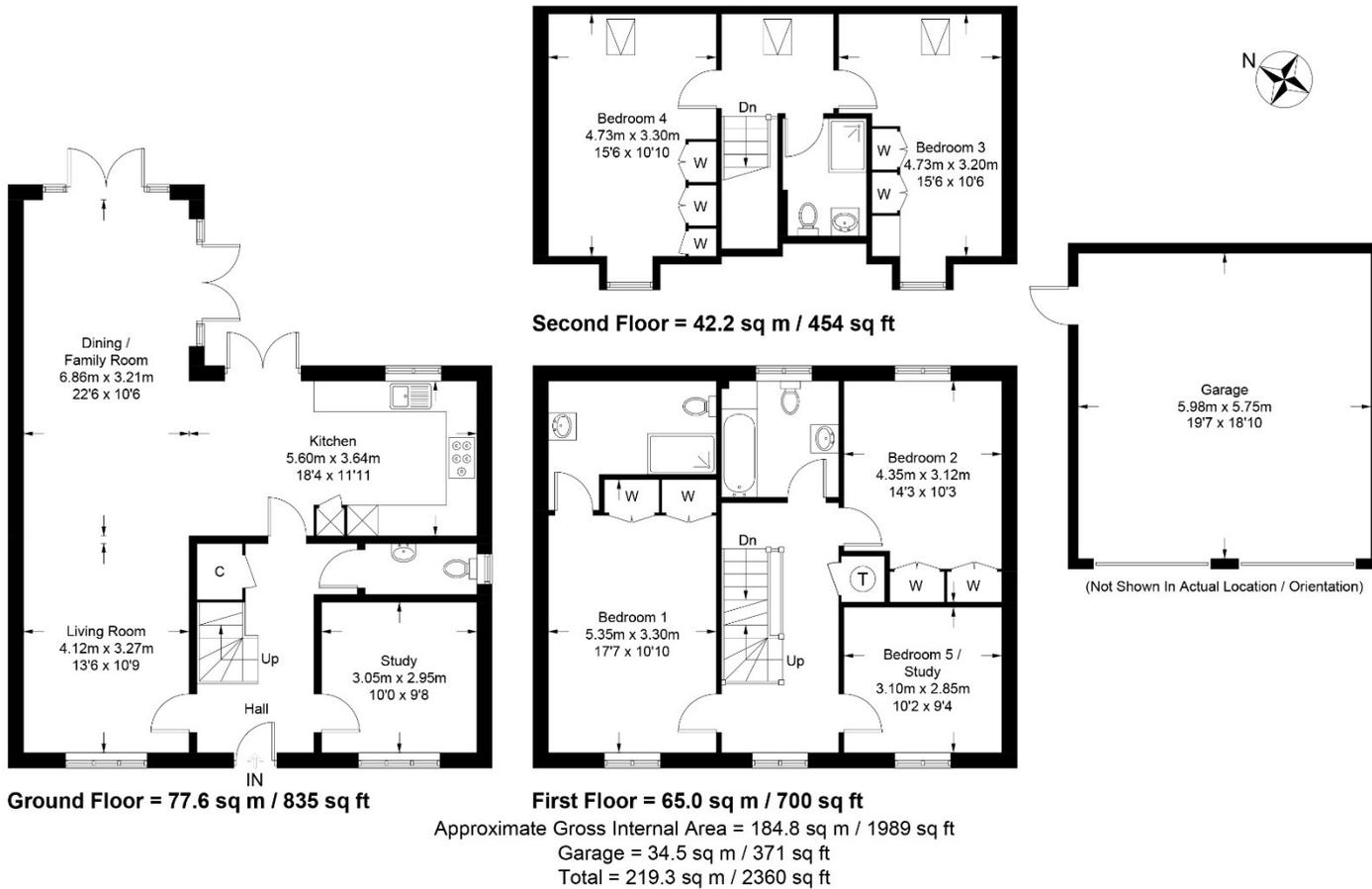


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1057000)

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.



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