



**Eldamar**  
**10A Parsons Close**  
**Shipston on Stour**  
**CV36 4JS**



## Description

A beautifully presented three bedroom detached house built in 2009 by a local builder and much improved by the current owners including an oak-framed garden room extension in 2017. The property is situated in a popular cul-de-sac location within easy reach of the town centre. The accommodation briefly comprises: large reception hall, sitting room, garden room, kitchen/breakfast room, utility room, cloakroom and ground floor bedroom with en-suite shower room (currently used as a dining room). On the first floor there are two double bedrooms both with built-in wardrobes and en-suite facilities. Outside there are low maintenance landscaped gardens extending to all sides with a rear patio area. Timber gates lead onto a driveway providing off road parking and access to the car-port. Timber framed garden shed. Internal inspection is

essential to fully appreciate the quality of accommodation on offer in this unique modern property.

## Location

The South Warwickshire market town of Shipston on Stour is an ideal location for those wanting an array of amenities right on their doorstep. Known in bygone times as 'Sheep-wash-Town' (thanks to its history as an important sheep market town), Shipston on Stour has continued to flourish as a thriving working town and enjoys a multitude of facilities including various shops, pubs, restaurants and community-led services. There is both primary and secondary schooling in the town and the nearby town of Moreton in Marsh offers a mainline hourly train service between Worcester and London Paddington, via Oxford.



## Directions

From Shipston on Stour head South on the A3400/London Road, after approximately half a mile turn right into Callaways Road. Take the first turning right into Greenfields Close and then second right into Parsons Close. Bear right at the T-junction and the property can be found on the right hand side indicated by our For Sale board.

## Tenure & Possession - Freehold

We understand the property to be Freehold. Potential purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.

## Viewing Arrangements -

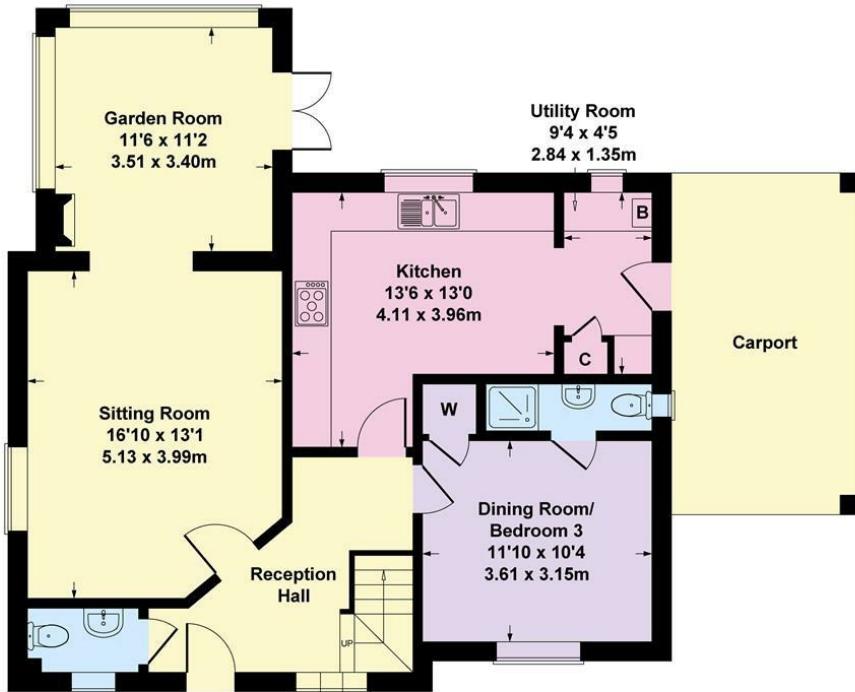
Viewing by prior arrangement with Harrison James & Hardie on 01451 822977, or 01608 651000.

## Energy Efficiency Rating

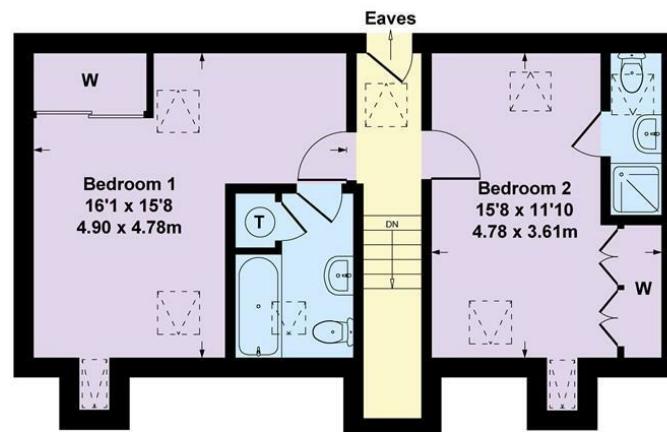
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



**Approximate Gross Internal Area**  
1384 sq ft - 129 sq m



GROUND FLOOR



FIRST FLOOR

#### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company

#### Notice

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#### Bourton on the Water

High Street, Bourton on the Water  
GLOS GL54 2AN  
Tel: 01451 822 977 Fax: 01451 822 961  
Email: [bourton@harrisonjameshardie.co.uk](mailto:bourton@harrisonjameshardie.co.uk)

#### Moreton in Marsh

High Street, Moreton in Marsh  
GLOS GL56 0AF  
Tel: 01608 651 000 Fax: 01608 651 411  
Email: [moreton@harrisonjameshardie.co.uk](mailto:moreton@harrisonjameshardie.co.uk)