



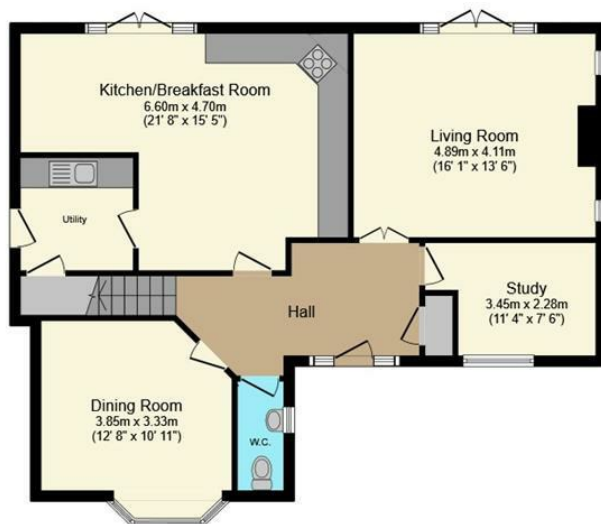
Peter Clarke

IN ASSOCIATION WITH

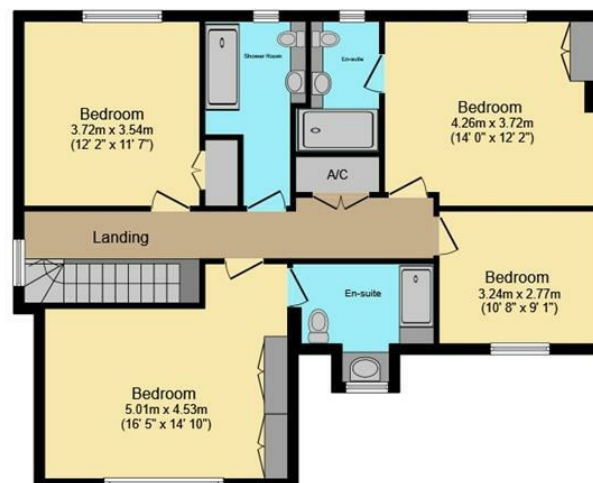
Winkworth

Birches, 2 Shakesfield Close, Tredington, Shipston-On-Stour, Warwickshire, CV36 4ND

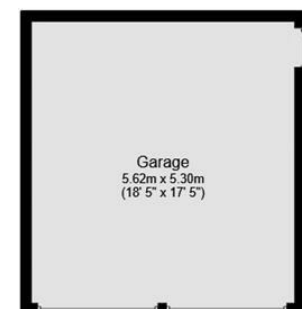
Birches, 2 Shakesfield Close



Ground Floor



First Floor



Garage

Total floor area: 208.5 sq.m. (2,245 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

- Detached Four Bedroom Home
- Village location Beautiful gardens
Viewing highly recommended
- Three reception rooms and an open plan kitchen
- Plenty of parking and double garage
- Beautiful gardens
- Viewing highly recommended



£775,000

An immaculate detached four bedroom house with detached double garage and wide driveway. Internally offering sitting room, dining room, study, open plan kitchen/living room and a utility. Upstairs there are four bedrooms, two with en-suite facilities plus a family bathroom. The rear garden is thoughtfully landscaped with mature planting and seating areas.

ENTRANCE HALL

The entrance hall has wooden flooring which leads to the cloakroom with a side window, alarm, wash hand basin unit and WC.

SITTING ROOM

Wooden flooring continues through to the sitting room which has double doors to the rear and two windows to the side

STUDY

Study with wooden flooring and window to front

DINING ROOM

Dining room with wooden flooring and bay window to front

KITCHEN/BREAKFAST/FAMILY ROOM

An open plan space with double doors to rear, range of matching wall and base units with worktop over incorporating one and a half bowl sunken sink and four ring induction hob with extractor fan hood over. Integrated appliances include a double oven and warming drawer, low-level double freezer and dishwasher. Additional unit with full height integrated fridge, a roller pantry cupboard, set of drawers. Island unit with cupboards and drawers. Seating area with dresser Amtico flooring throughout.

UTILITY ROOM

Utility with door to rear, range of matching wall and base unit units with worksurface over incorporating stainless steel sink with drainer, space for washing machine and

tumble dryer, wall mounted gas boiler Amtico floor flooring.

LANDING

Landing with loft hatch, airing cupboard housing pressurised water tank and slatted shelving.

MAIN BEDROOM

with window to front two sets of fitted double wardrobes.

EN SUITE

with opaque window to front, double width shower cubicle, wash hand basin unit with W,C, chrome heated towel rail and Amtico flooring

BEDROOM

guest bedroom with window to rear fitted double wardrobes.

ENSUITE

with window to rear, walk-in shower cubicle, wash and basin unit with W,C. Chrome heated towel rail and Amtico flooring

BEDROOM

with window to front, currently used as a dressing room

BEDROOM

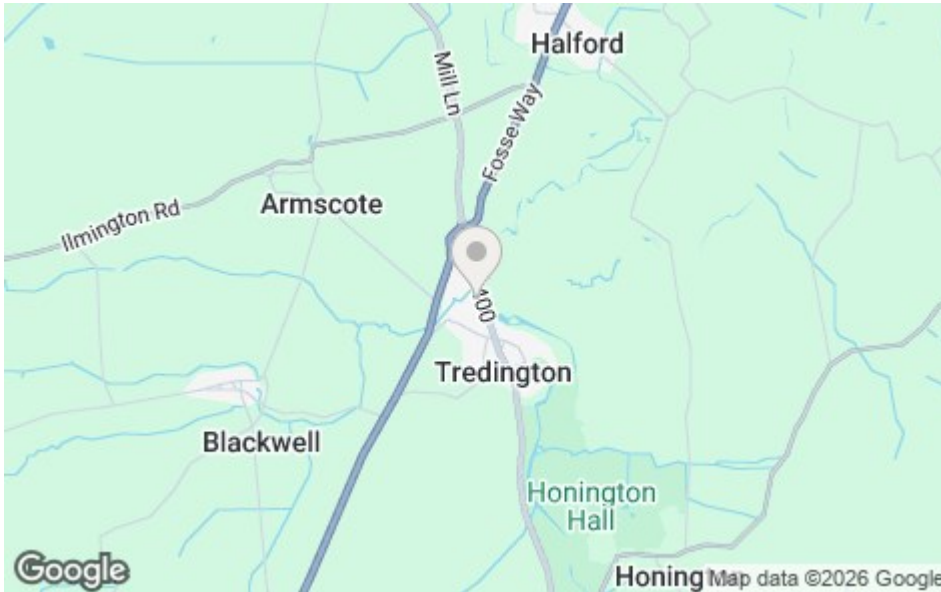
with window to rear, fitted double wardrobe

SHOWER ROOM

with window to rear, double width shower cubicle, wash hand basin unit with W,C, chrome heated towel rail and Amtico flooring







OUTSIDE

To the front there is a wide stone chipping driveway with plenty of parking, planted beds, trees, canopy porch. To the rear there is a beautifully landscaped garden with a mix of paved pathways, patios laid to lawn, planted beds, mature shrubs and trees. Stone chipping pathways and beds. low feature wall, decked area with shed, outside tap, light and two power points.

DOUBLE GARAGE

The double garage has with two electrified up and over doors, pedestrian door to rear, internal power and light.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains gas, electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band G.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.



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