

11 Haddon Fields, Shipston-on-Stour, CV36 4SG


POP





An exceptional five-bedroom detached home, finished to an outstanding standard and benefiting from a rare A-rated EPC, air source heat pump, solar panels and battery storage.

The immaculate accommodation centres around a superb open-plan kitchen and family room, featuring a bespoke kitchen, central island, contemporary media wall and two sets of bi-fold doors opening onto the beautifully landscaped garden, with far-reaching countryside views. A generous brick-paved driveway and double garage provide ample parking.

The area offers a range of local state schools, grammar schools in Stratford-upon-Avon and highly regarded independent schools across Warwickshire and Gloucestershire. Moreton-in-Marsh railway station provides direct services to London Paddington, while Birmingham International Airport is within approximately 35 miles and Heathrow Airport approximately 75 miles away.

- Five bedroom detached family home built in 2022
- Easy access to London via Moreton in the Marsh rail station
- Birmingham International Airport within 35 miles
- Spacious sitting room with a wood burning stove and bi-folding doors
- Open plan contemporary kitchen/family room
- Separate utility and a study.
- Wide brick paved driveway and double garage
- A rating EPC, solar panels, battery storage and air source heat pump.
- Located on the edge of town with undulating countryside views.
- Family bathroom and two en-suite shower rooms

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£1,250,000










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ACCOMMODATION

ENTRANCE HALL
Under stairs storage cupboard. Feature central ceiling chandelier

CLOAKROOM
Window to side, wash hand basin, WC

STUDY
with window to side, fitted unit with desk, low level cupboards, drawers, and double full height cupboard.

SITTING ROOM
with window to front, bifold doors to patio. Fireplace housing, wood burning stove.

KITCHEN/FAMILY ROOM
A large open plan room with a dual aspect along with two sets of bifolding doors onto patio seating areas. Kitchen area with a range of bespoke wooden units having worktop over, incorporating sunken sink with Quooker tap. Feature strip lighting is found under the counters and worktops. Integrated appliances include, self-cleaning Neff ovens, warming tray, full-height fridge freezer and a dishwasher. There is a central island unit with worktop over incorporating an induction hob and a slimline ceiling mounted extractor fan hood over. There are low level cupboards and drawers below the island and a breakfast bar seating space. It opens into the family area with lots of space for relaxing looking towards the fitted media wall unit with space for a TV and having a range of cupboards, drawers, and shelving either side.

UTILITY ROOM
with door to side, range of matching wall and base units with work surface over, incorporating sink with drainer and space for appliances below.









FIRST FLOOR

LANDING
with windows to front, loft hatch, airing cupboard housing unvented hot water tank.

PRINCIPLE BEDROOM SUITE
with window to rear and Juliet balcony to side with dramatic views. Wall mounted air conditioning unit. Dressing area with two flanks of fitted wardrobes.

EN-SUITE SHOWER ROOM
with walk-in full-width shower cubicle, double wash basin with drawers below, WC and chrome heated towel rail.

GUEST ROOM
with views towards Barcheston and Brailes Hill. Range of fitted wardrobes.

ENSUITE SHOWER ROOM
with window to rear, shower cubicle, wash hand basin, WC, and chrome heated towel rail.

BEDROOM
with window to front, range of wardrobes.

BEDROOM
with window to front.

BEDROOM
currently used as a gymnasium, with wall mounted air conditioning unit.

FAMILY BATHROOM
with window to side. Bath, separate double width shower cubicle, wash hand basin unit, WC and a chrome heated towel rail.

OUTSIDE

TO FRONT
wide brick-paved driveway with parking for several vehicles, four-bar black metal railing fencing. Outside light and planted beds with gates to either side.

DOUBLE GARAGE
with electric up-and-over doors, pedestrian door to rear, and compressed rubber flooring.

TO REAR
A beautifully landscaped garden created by the current owners to create lots of seating areas, paved pathways and patios. From the rear patio steps lead down to a largely laid to lawn garden with a central stone chipping and paved pathway leading to a rear patio seating area with modern pergola, having the benefit of integrated heating and lighting. Furthermore, there are planted beds, shrubs, and trees, outside lights, sockets, and taps. The boundaries are a mix of three bar and panel fences.

GENERAL INFORMATION
TENURE: The property is understood to be freehold. There is an estate charge of approximately £500 per annum. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains, 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.

LISTED: No

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast (Checked on Ofcom Jul26) | Minimum Mobile Coverage: 74% O2 and Vodafone (Checked on Ofcom Jul26)

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

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: A. 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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Ground Floor



First Floor

Total floor area: 293.7 sq.m. (3,161 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







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