

Peter Clarke



50 Beecham Road, Shipston-on-Stour, Warwickshire, CV36 4RJ

- Impressive Five/Six Bedroom Detached Property
- Second Floor Currently Used as a Home Cinema/Entertainment Suite
- All Bathrooms & Cloakroom Recently Re-Fitted
- Triple Aspect Sitting Room & Snug
- Modern Kitchen/Dining Room with Underfloor Heating
- Utility & Cloakroom
- Double Garage & Driveway
- Quiet Location & Countryside Views



Offers Over £675,000

An impressive modern detached five/six bedroom house offering spacious and well presented accommodation over three floors situated on a sought after development towards the edge of town. The accommodation briefly comprises of entrance hall, cloakroom, kitchen/dining room, utility, sitting room and study to the ground floor. To the first floor there is a bedroom with en suite, three further bedrooms and a bathroom. To the second floor, the current owners have converted the top floor into a fully immersive home cinema – which is included in the sale. The room boasts a 96" screen, high quality projector, and automated control of lighting and playback to provide an authentic movie night experience. Discreetly hidden is a professional amplifier and Smart Blu Ray Player, allowing for both disc playback and Netflix streaming to the big screen. The sound system includes Dolby Atmos ceiling speakers and a powerful subwoofer to really capture those epic on screen moments. Completing the set up are four luxury recliner chairs, complete with illuminated drink holders and storage. Blackout blinds ensure that your trip to the movies is undisturbed by outside light."

ACCOMMODATION

ENTRANCE HALL having ceramic tiled floor with underfloor heating, storage cupboard with shelving, under stairs storage cupboard and cloakroom. KITCHEN/DINING ROOM having a bay window to the front elevation, double doors to the rear garden and double partly glazed doors to the hall. The kitchen was fitted in 2011 and comprises of beautifully fitted units with integrated fridge/freezer, range cooker, dishwasher and microwave, the central unit has a sunken stainless steel sink, cold water filter tap and built in waste disposal unit with Silestone luxury work surfaces. The ceramic tiled floor has underfloor heating. UTILITY ROOM having continued ceramic tiled floor, stainless steel sink and fitted units, space and plumbing for washing machine and door leading to rear garden. SITTING ROOM having double doors to the rear garden and feature fireplace with gas fire. SNUG having bay window to front elevation. To the first floor there is a main bedroom with an en-suite bathroom and built in wardrobes, three further bedrooms with built in wardrobes and a bathroom. To the second floor the home entertainment suite is as described in the main summary. OUTSIDE is a driveway providing ample off road parking leading to a double garage with separate up and over doors. A side gate leads to the private rear garden which has a large patio and lawn. Motion sensor lighting to front and rear of property.

GENERAL INFORMATION

TENURE The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

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

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 Stratford on

Avon District Council and is understood to lie in Band G

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

VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS

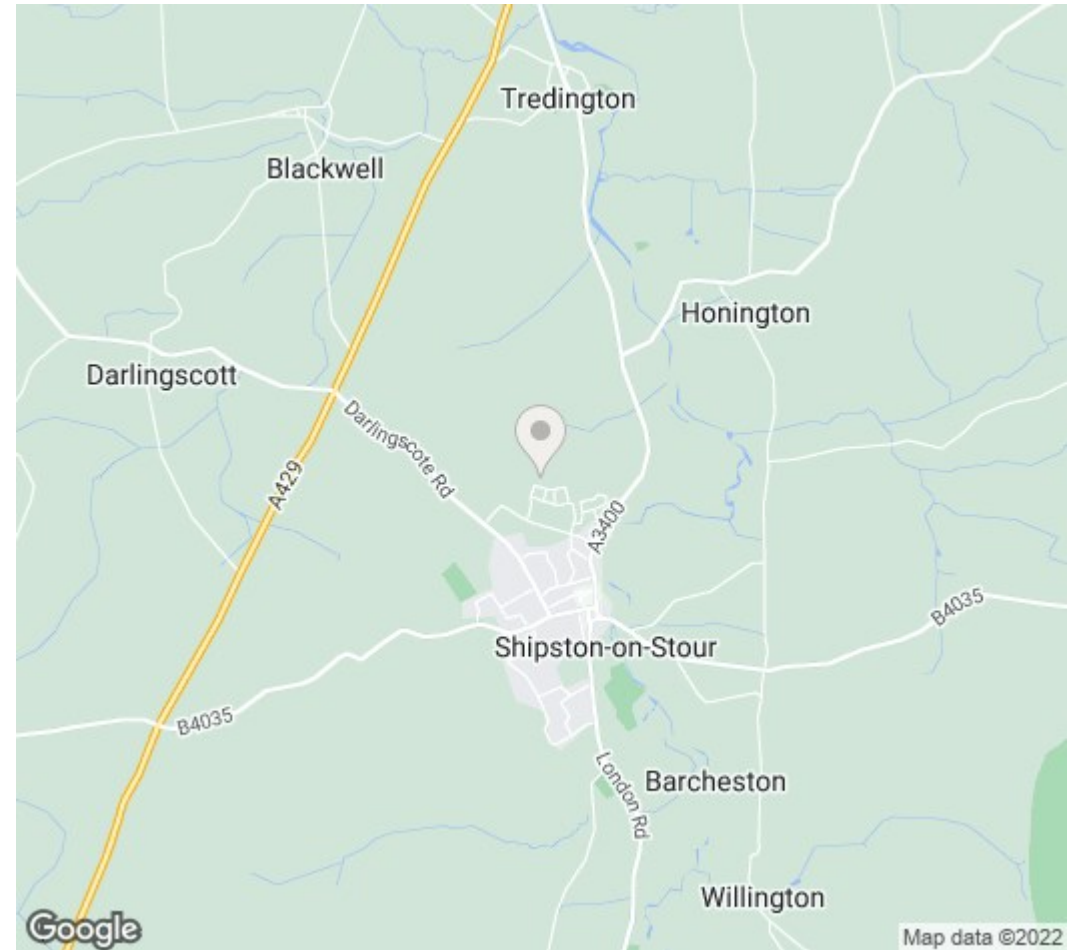


Beecham Road

Total Approx. Floor Area 213.97 Sq.M. (2303 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given





DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

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