



Peter Clarke

105 Railway Crescent, Shipston-on-Stour, CV36 4GD

- *NO ONWARD CHAIN*
- Four Double Bedrooms, Bathroom & En-Suite
- Dual Aspect Sitting Room with Feature Fireplace
- Energy Rating A, Solar Panels on the Roof
- Modern Fitted Kitchen/Breakfast Room
- Converted Garage providing Home Office/Games Room
- Landscaped South Facing Rear Garden
- Off Road Parking
- Spacious Dining Hall & Cloakroom
- Circa 1650 square feet of accommodation



Offers Over £475,000

NO ONWARD CHAIN. ENERGY RATING A with Solar Panels on the roof, battery storage and a feed in tariff. The accommodation is spacious and well-presented with FOUR BEDROOMS. Located in a very popular residential area of Shipston on Stour. This home offers flexible and versatile living space with the added benefit of a partial garage conversion providing a FULLY CONNECTED HOME OFFICE, gym, playroom or additional reception room. The generous south facing garden is landscaped with seating areas and a real bonus.

ACCOMMODATION

The spacious dining hall has a cloakroom and stairs leading to the first floor with useful under stairs storage space. The dual aspect sitting room has a feature fireplace and double doors to the rear garden. Across the dining hall is the spacious kitchen/breakfast room which has a range of white gloss-fronted base, wall and drawer units with work surfaces over. Integrated appliances include a double oven, induction hob with extractor above and a dishwasher. There is also space and plumbing for a washing machine and tumble dryer. Double doors lead out to the rear garden. To the first floor there are four double bedrooms and a bathroom with the master bedroom having an en-suite shower room. All the bedrooms benefit from built in wardrobes. Outside, the double garage has been converted to make a fully insulated home office, playroom, gym or work / hobby space. There is also storage space within the conversion. The south facing rear garden has two patio areas, raised planters and a lawned area. To the rear of the property there is a private drive with space for two cars.

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 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 and solar panels with battery storage for improved energy efficiency.

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 F.

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 Agents.

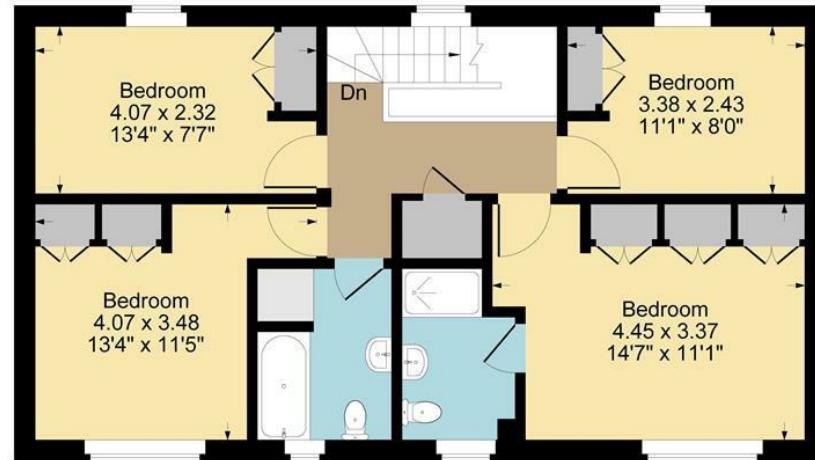


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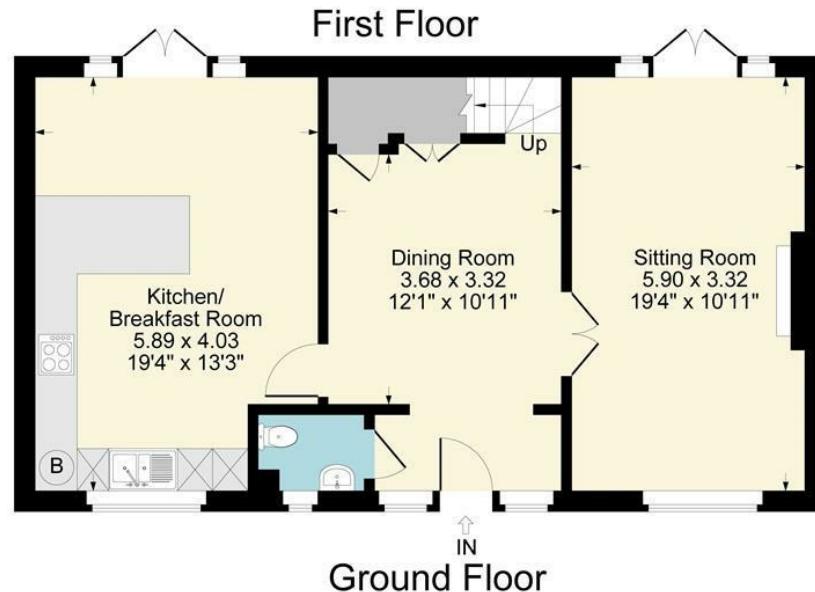


Approximate Gross Internal Area
Ground Floor = 64.61 sq m / 695 sq ft
First Floor = 64.61 sq m / 695 sq ft
Outbuilding = 25.85 sq m / 278 sq ft
Total Area = 155.07 sq m / 1668 sq ft

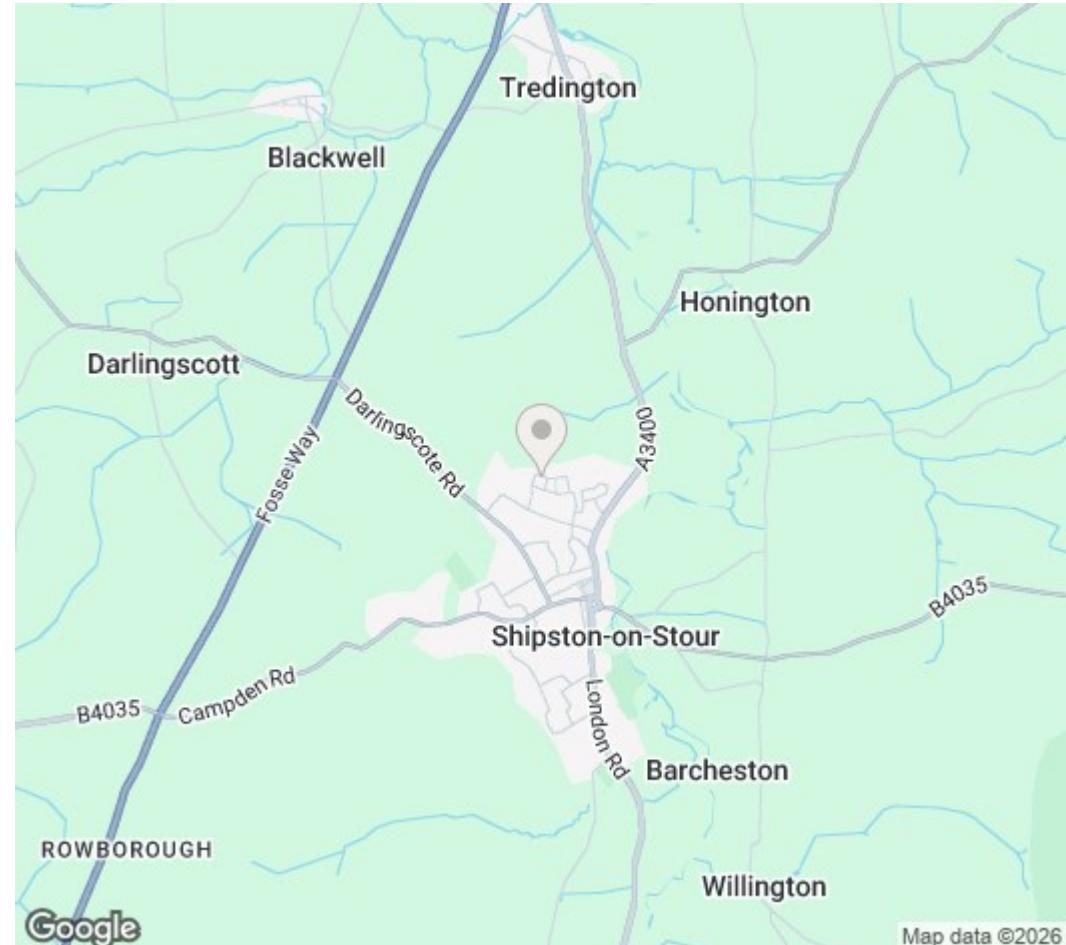
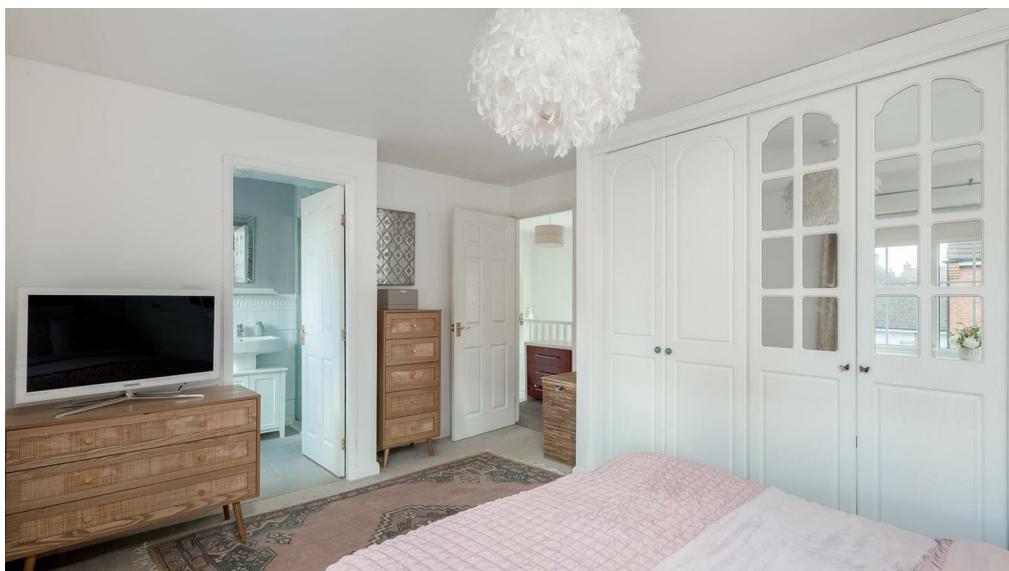
Illustration for identification purposes only,
measurements are approximate, not to scale.



Outbuilding



Ground Floor



Map data ©2026

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Multi-award winning offices
serving South Warwickshire & North Cotswolds

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