

Peter Clarke



12 Lomas Lane, Shipston-on-Stour, CV36 4GZ

- Detached Property Built in 2020
- Over 2,400 sq ft
- Five Double Bedrooms
- Two En-Suites and Bathroom
- Large Kitchen/Dining/Family Room
- Sitting Room with Feature Electric Wall Fire
- Study/Playroom
- Utility Room & Cloakroom
- Underfloor Heating Throughout the Ground Floor
- Double Garage & Off Road Parking



£850,000

A high specification superb five bedroom home on the Chapel View development situated at the end of a cul de sac on the southern edge of Shipston on Stour. The property was built in 2020 and has a ten year NHBC warranty. Over 2,400 sq ft with underfloor heating to the ground floor and comprising of a sitting room, study, kitchen/dining/family room, utility and cloakroom, with five double bedrooms, two having en-suite shower rooms and a bathroom to the first floor. The double garage is currently used as a gym and has an integral door from the utility room. Ample parking to the front and an enclosed garden to the rear. Viewing is highly recommended to appreciate the quality of the accommodation on offer.

ACCOMMODATION

ENTRANCE HALL with stairs leading to first floor, under stairs storage and an additional storage cupboard. STUDY currently used as a playroom. SITTING ROOM with bespoke fitted cupboards and shelving, inset remote controlled living flame electric fire. CLOAKROOM with wc and wash hand basin. KITCHEN/DINING/FAMILY ROOM with a range of high quality base, wall and drawer units with granite work surfaces. Integrated Bosch appliances include double oven, induction hob, dishwasher, fridge/freezer and wine fridge. UTILITY with base and wall units, stainless steel sink and drainer, integrated washing machine and door to GARAGE currently used as a home gym and having door to rear garden. Electric up and over door. FIRST FLOOR LANDING with airing cupboard and access to roof space. MAIN BEDROOM dual aspect with dressing room and en-suite shower room. BEDROOM TWO with built in wardrobes and en-suite shower room. BEDROOM THREE with built in wardrobes. BEDROOM FOUR. BEDROOM FIVE currently used as a home office. To the front of the property there is ample space for off road parking and there is an enclosed rear garden.

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 B: A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS



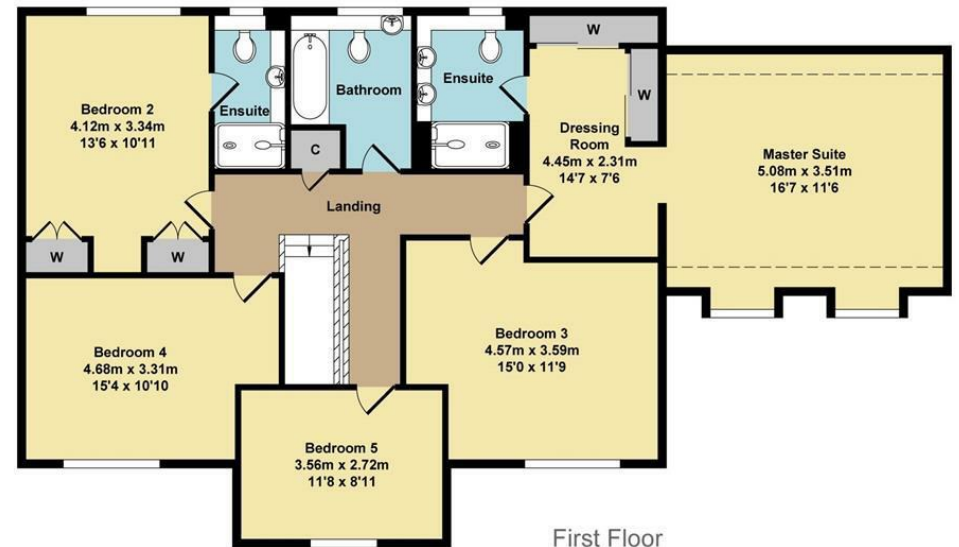
Lomas Lane, Shipston on Stour

Total Approx. Floor Area 224.60 Sq.M. (2418 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor
Approx. Floor
Area 103.0 Sq.M.
(1109 Sq.Ft.)



First Floor
Approx. Floor
Area 121.60 Sq.M.
(1309 Sq.Ft.)





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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serving South Warwickshire & North Cotswolds

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