



Meadow House, Springfield Farm, Shipston-On-Stour, CV36 4HQ

- NO ONWARD CHAIN
- Four bedroom detached house
- Three reception rooms including conservatory
- Kitchen
- Cloakroom
- Principal bedroom with fitted wardrobes and en-suite shower room
- Three further bedrooms and family bathroom
- Driveway parking plus garage



£450,000

A well-presented four-bedroom detached family home offering spacious and versatile accommodation throughout, including bay-fronted sitting room, dining room, conservatory, fitted kitchen, ground floor cloakroom and integral garage.

ACCOMMODATION

GROUND FLOOR

Bay-fronted sitting room with feature electric fireplace. Dining room opening to conservatory. Fitted kitchen with garden access. Ground floor cloakroom

FIRST FLOOR

Principal bedroom with fitted wardrobes and en-suite shower room. Three further bedrooms and family bathroom.

OUTSIDE

Integral garage with internal access. Driveway parking. Lawned rear garden with patio seating areas and timber shed. Gates to both sides, outside light and tap, enclosed by panel fencing.

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 XXX 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.

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast Available (Checked on Ofcom Jun26) | Minimum Mobile Coverage: 74% Vodafone (Checked on Ofcom Jun26)

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

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

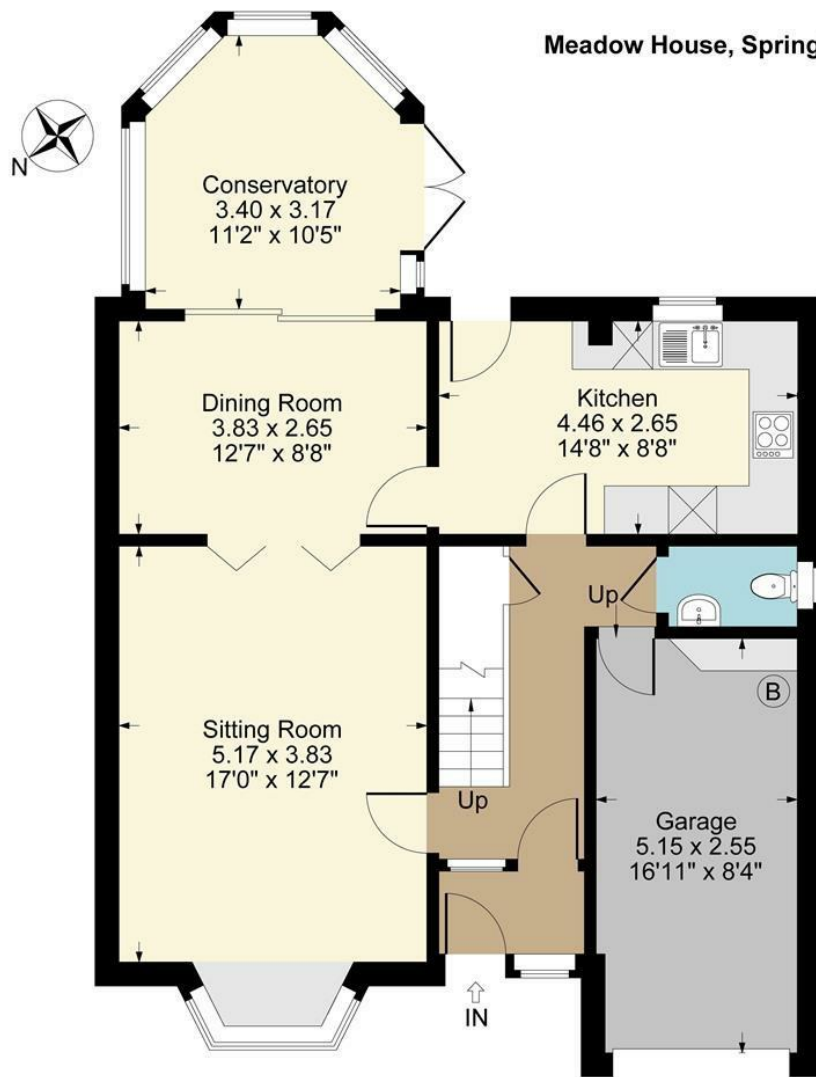
VIEWING: By Prior Appointment with the selling agent.



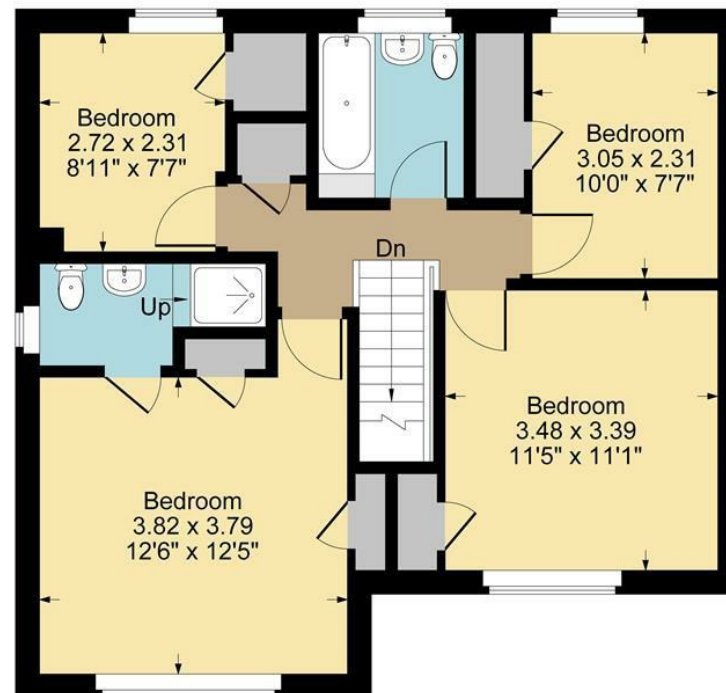
Meadow House, Springfield Farm, Shipston on Stour

Approximate Gross Internal Area
 Ground Floor = 67.57 sq m / 727 sq ft
 First Floor = 61.32 sq m / 660 sq ft
 Garage = 12.74 sq m / 137 sq ft
 Total Area = 141.63 sq m / 1524 sq ft

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



Ground Floor



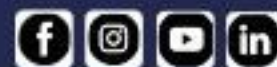
First Floor



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Peter Clarke

an HMR Homes Limited Winkworth