

Peter Clarke



6 Webb Road, Shipston-on-Stour, CV36 4GN

- Detached Property in an Elevated Position
- Five Bedrooms & Three Bathrooms
- Three Versatile Reception Rooms
- High Quality Kitchen/Dining Room
- Landscaped South Facing Rear Garden
- Double Garage & Off Road Parking for Several Cars



Offers In Excess Of  
£725,000

An immaculately presented five bedroom detached property built in 2018 by Taylor Wimpey. This property was the show home so has high quality fittings, flooring, carpets, fitted wardrobes, landscaped front and rear gardens. The property is in an elevated position with green space to the front and views over Brailes hills. Shipston on Stour is a popular market town, lying approximately 9 miles from Stratford upon Avon town centre, on the edge of the Cotswolds and offering excellent local amenities. The town offers a variety of shopping, social, educational and recreational facilities and there is easy access to the motorway network and regional centres.

#### ACCOMMODATION

ENTRANCE HALL with ceramic flooring, stairs leading to first floor. Storage cupboard with shelving and alarm panel. CLOAKROOM with wc and wash hand basin. SNUG with bay window to front elevation. STUDY. SITTING ROOM with feature fireplace and living flame fire, double doors leading to the rear garden. KITCHEN/DINING ROOM with ceramic flooring.. A range of base, wall and drawer units with granite work surfaces over. Integrated appliances to include double oven, five burner gas hob with extractor above, fridge/freezer and dish washer. Double doors lead to the rear garden. UTILITY ROOM having door to the side elevation on to the driveway. Storage cupboards, wall mounted gas boiler and space for washing machine, tumble dryer and microwave. FIRST FLOOR LANDING having access to roof space and airing cupboard housing hot water tank. MAIN BEDROOM with en-suite shower room. BEDROOM with built in wardrobes and en-suite shower room. THREE FURTHER BEEDROOMS and a BATHROOM. OUTSIDE To the front of the property there is a driveway leading to double garage with separate doors, power and light. The south facing private rear garden has been landscaped on two levels and has fenced and walled boundary.

#### 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



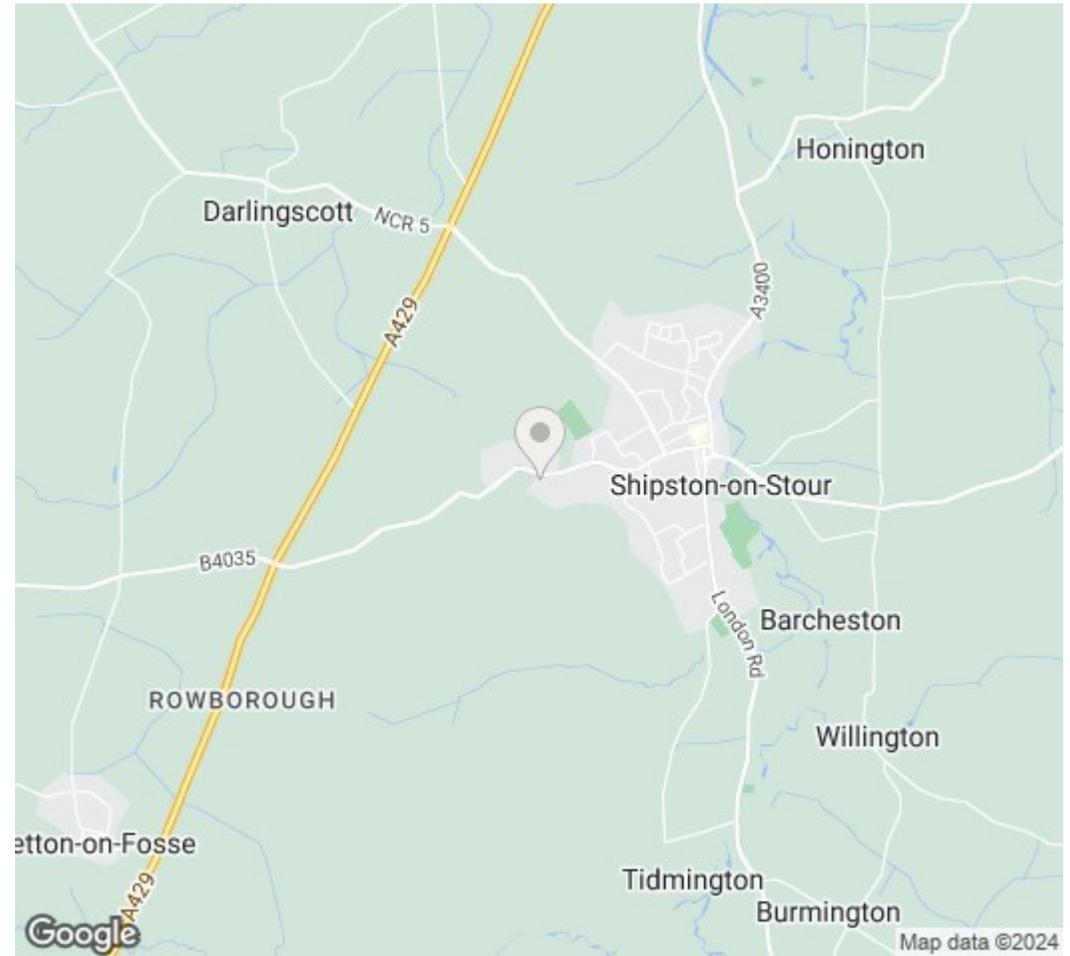
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Approximate Gross Internal Area  
 Ground Floor = 103.19 sq m / 1111 sq ft  
 First Floor = 94.47 sq m / 1017 sq ft  
 Garage = 30.06 sq m / 324 sq ft  
 Total Area = 227.72 sq m / 2452 sq ft

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





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.

Multi-award winning offices  
serving South Warwickshire & North Cotswolds

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