



Peter Clarke

2 The Hobbins, Shipston-On-Stour, Warwickshire, CV36 4QE

- Extended Detached Property in an Elevated Position
- Five Bedrooms & Two Bathrooms
- Fitted Kitchen & Utility Room
- Sitting Room, Dining Room & Conservatory
- Driveway & Double Garage
- Private Rear Garden with Shed & Greenhouse
- Views Over Brailes Hills
- Sought After Location



Offers Over £500,000

An extended and spacious five detached property in an elevated position with views over Brailes Hills. The accommodation briefly comprises of entrance porch, entrance hall, cloakroom, sitting room, dining room, conservatory, kitchen and utility room to the ground floor. To the first floor there are five bedrooms, a bathroom and a shower room. There is a driveway to the front of the property and double garage providing off road parking. The private rear garden is well established and has a greenhouse and shed included.

ACCOMMODATION

An enclosed porch leads into the entrance hall which has stairs leading to the first floor, a cloakroom and door leading into the sitting room which has a bay window. The dining room leads through to the conservatory and fitted kitchen. The conservatory has doors leading to the garden. The kitchen has a range of base, wall and drawer units with work surfaces over, stainless steel sink and drainer, integrated double oven with gas hob. The utility room also has a stainless steel sink and drainer, storage and space and plumbing for appliances with a door to the integral garage and to the side of the property. To the first floor there are five bedrooms, one of which is fitted out with office furniture and a bathroom and shower room.

To the front of the property there is a driveway providing off road parking, a double garage with a gate leading to the rear garden which has a patio area, raised lawn, established borders, greenhouse and a shed.

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 E

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.

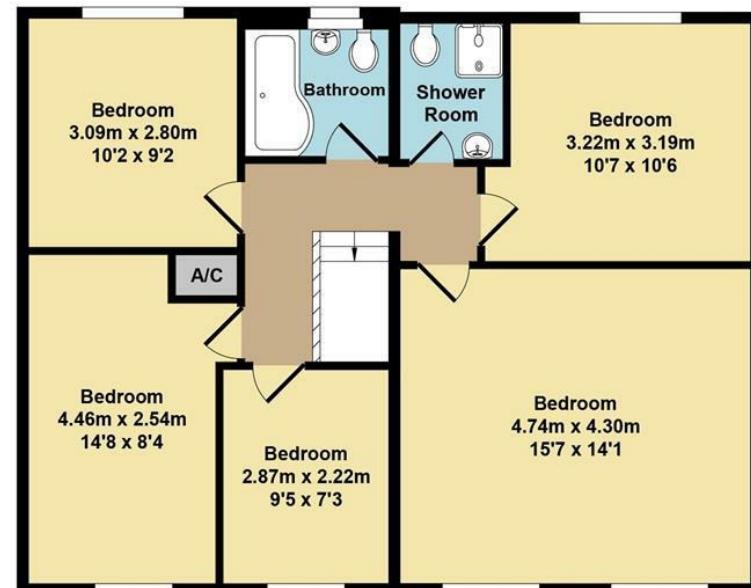
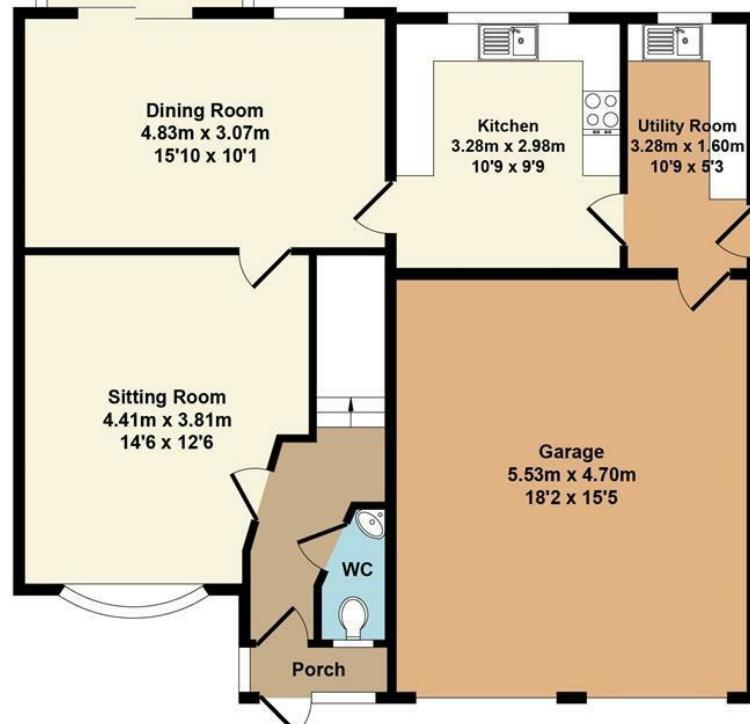
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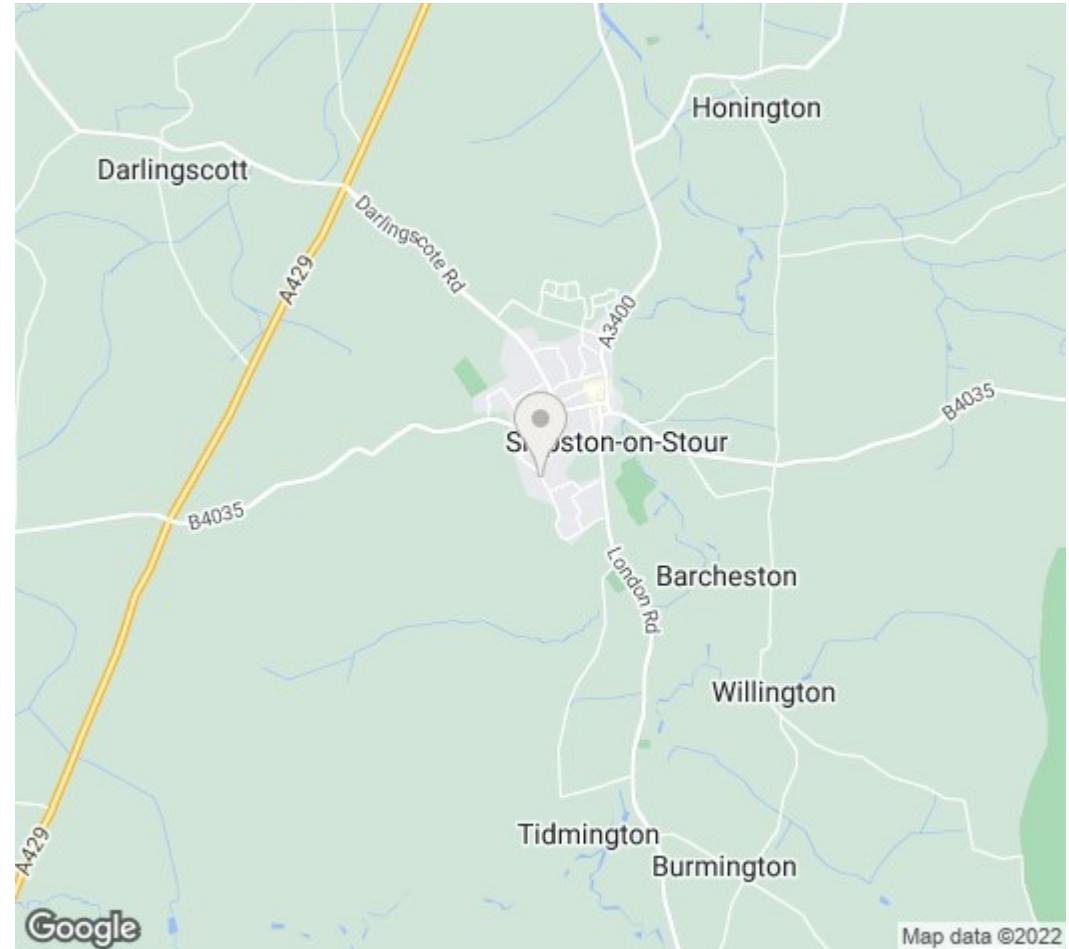


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Total Approx. Floor Area 164.60 Sq.M. (1772 Sq.Ft.)

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.





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