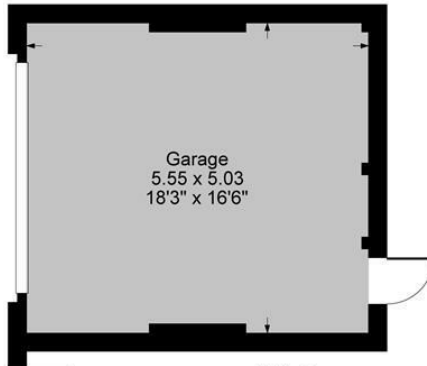


Peter Clarke

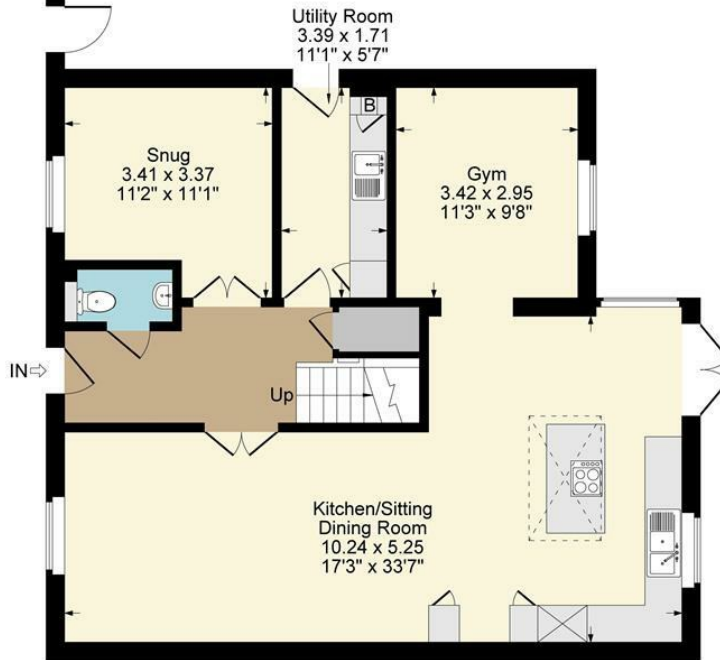


18 Hawthorn Way, Shipston-on-Stour, CV36 4FD

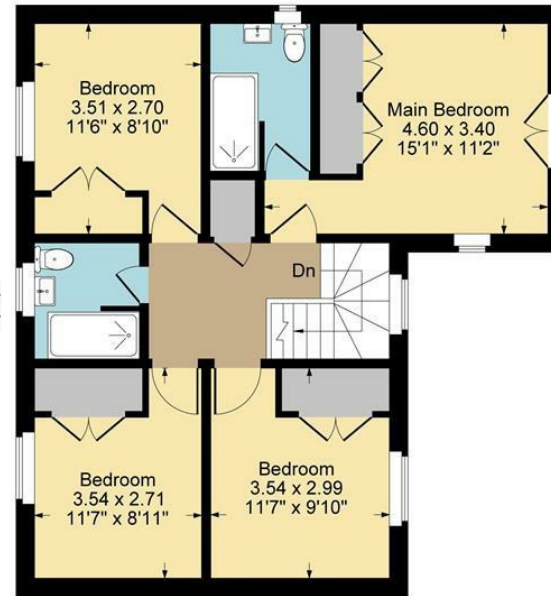
18 Hawthorn Way, Shipston-on-Stour



Approximate Gross Internal Area  
Ground Floor = 83.91 sq m / 903 sq ft  
First Floor = 60.60 sq m / 652 sq ft  
Garage = 27.91 sq m / 300 sq ft  
Total Area = 172.42 sq m / 1855 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.



Ground Floor



First Floor

- Extended and improved detached house
- Four bedrooms, two bathrooms
- Double driveway and double garage
- Popular residential area



Asking Price £587,500

A much improved and extended four bedroom detached house situated in a popular residential area. Further benefits include a stunning open plan kitchen/dining/sitting room with a gym or playroom off. Outside there is a double driveway, double garage and garden to rear.

## ACCOMMODATION

### ENTRANCE HALL

with Karndean flooring, under stairs storage cupboard.

### CLOAKROOM

with wash hand basin, wc, Karndean flooring.

### SNUG

with window to front, Karndean flooring.

### UTILITY ROOM

with door to side, base units with work top over incorporating stainless steel sink with drainer, space for washing machine, double height cupboard, Karndean flooring.

### STUNNING OPEN PLAN KITCHEN/DINING/SITTING ROOM

window to front, space for seating and dining. Opens into

### EXTENDED KITCHEN

with atrium light well, double doors and windows to rear, range of matching wall and base units with work top over incorporating double stainless steel sink with drainer, integrated appliances including double oven, dishwasher, space for double fridge freezer,

island unit with work top and breakfast bar incorporating induction hob with integrated extractor vent, Karndean flooring throughout. Opens into

### GYM/PLAYROOM

window to rear, Karndean flooring, currently used as a gym but could have other purposes.

### FIRST FLOOR LANDING

with feature window to rear, loft hatch, linen cupboard.

### MAIN BEDROOM

with Juliet balcony to rear, two sets of double wardrobes.

### UPGRADED EN SUITE SHOWER ROOM

in superb condition with walk in shower, wash hand basin unit, wc, chrome heated towel rail, part tiled walls, tiled floor.

### BEDROOM

with window to rear, double wardrobe.

### BEDROOM

with window to front, double wardrobe.

### BEDROOM

with window to front, double wardrobe.







### **UPGRADED SHOWER ROOM**

opaque window to front, walk in shower, wash hand basin unit, wc, chrome heated towel rail, part tiled walls, tiled floor.

### **OUTSIDE**

To the front is a double driveway, paved pathways, partly laid to lawn, planted beds. Gate to side leading to rear.

### **DOUBLE GARAGE**

With up and over electric doors, pedestrian door to rear, internal power and light.

### **REAR GARDEN**

A mix of paved pathways, mainly laid to lawn, timber sheds, panelled fence boundaries.

### **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 and is understood to lie in Band F.

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



VIEWING: By Prior Appointment with the selling agent.

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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Peter Clarke

