


14 Signal Road, Shipston-On-Stour, CV36 4GF

- Four bedroom detached house
- Two reception rooms, a separate study and open-plan kitchen breakfast room
- Two en-suite shower rooms and a family bathroom
- Gated driveway, double garage, and enclosed rear garden.
- Popular residential area
- Viewing highly recommended

4 3 1

£575,000

An attractive four-bedroom, three bathroom detached family home, offering generous and versatile accommodation, including two reception rooms, a study, and an impressive open-plan kitchen breakfast room. The property benefits from a gated double width, double depth driveway, double garage, and an enclosed rear garden. Located within a popular residential area of Shipston-on-Stour.

ACCOMMODATION

GROUND FLOOR
Entrance hall with wooden flooring leading to the main ground floor rooms. There's a cloakroom with wash hand basin, WC, and wooden flooring. The study also has wooden flooring and a window to the front. The sitting room features a bay window to the front, a side window, and double doors opening to the dining room. The dining room has a side window, double doors to the rear garden, and a door to the kitchen breakfast room. This impressive space enjoys a range of windows, doors and skylights to the rear and is fitted with matching wall and base units, quartz worktops with a one-and-a-half bowl sink, space for a range cooker, integrated dishwasher, Corner and pantry cupboards and space for a large fridge freezer. A central island provides additional storage and preparation space, as well as a breakfast bar seating area and quartz worktop. Tiled flooring runs throughout. The utility room has matching wall and base units with work surface and sink, space and plumbing for a washing machine, a wall-mounted boiler, and tiled flooring.

FIRST FLOOR
Upstairs, the landing has a rear window, loft access, and an airing cupboard housing the hot water tank. The main bedroom is dual aspect with extensive fitted storage including triple and quadruple wardrobes. Its en-suite includes an opaque front window, walk-in shower, wash hand basin, WC and chrome heated towel rail, with part tiled walls and tiled floor. The guest bedroom has a front window and en-suite shower room, while bedroom three is dual aspect, and bedroom four has a window to the side. The family bathroom also has an opaque side window, bath, pedestal wash hand basin, and WC.

OUTSIDE
To the front is a gated tarmacadam driveway providing double width and double depth parking, leading to a double garage with up-and-over doors, power, and lighting. The rear garden is enclosed and combines paved pathways and patio areas with established planted beds and mature shrubs, creating a lovely setting for outdoor seating and entertaining.

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 gas, electric and water 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.

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast / Superfast / Standard Available (Checked on Ofcom Jun26) | Minimum Mobile Coverage: 60% Vodafone (Checked on Ofcom Jun26)

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

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

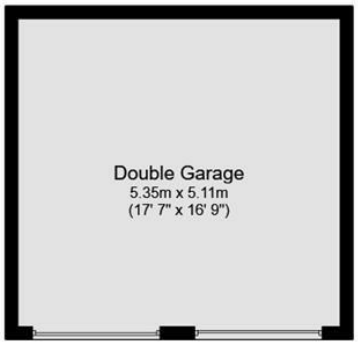
VIEWING: By Prior Appointment with the selling agent.







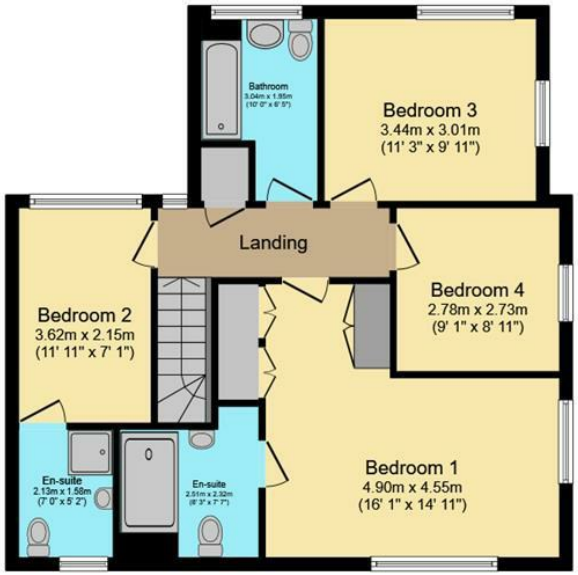
# Shipston-on-Stour




Garage




Ground Floor




First Floor

Total floor area: 175.5 sq.m. (1,888 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io








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13 High Street, Shipston-on-Stour, Warwickshire, CV36 4AB
01608 260026 | shipston@peterclarke.co.uk | www.peterclarke.co.uk

Peter Clarke

Winkworth