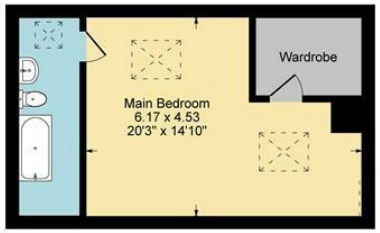



Stour House, 11 Watery Lane, Shipston-On-Stour, Warwickshire, CV36 4BE




Second Floor




First Floor




Ground Floor

Approximate Gross Internal Area
Ground Floor = 139.1 sq m / 1497 sq ft
First Floor = 90.8 sq m / 877 sq ft
Second Floor = 35.9 sq m / 376 sq ft
Total Area = 264.8 sq m / 2850 sq ft

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

- Five Bedroom Former Farmhouse
- Sitting Room with Inglenook Fireplace
- Large Dining Kitchen with Vaulted Ceiling
- Two En Suites
- Private Parking
- Versatile Accommodation
- Private Garden with Gated Access
- Delightful Courtyard Patio
- Close to Town Centre
- Games Room

5 3 3

£775,000

A delightful five bedroom house offering character and period features throughout. Having been tastefully extended and upgraded by the current owners to provide versatile accommodation including large sitting room, games room, good sized dining/kitchen, five bedrooms, two en-suites and private garden with rear gated access. Very conveniently situated within walking distance of the town centre. Viewing is highly recommended to appreciate the spacious accommodation offered.

## ACCOMMODATION
A front door opens into

## SITTING ROOM
with an inglenook fireplace containing wood burning stove, two bay windows to the front elevation, doors leading to games room and spiral stairs leading to the first floor.

## GAMES ROOM
With vaulted ceilings, exposed beams, Velux windows, A frame windows and doors to garden, inset electric fireplace, space for seating, desk area and a pool table.

## DINING ROOM
having oak wooden flooring throughout with step down to the open plan kitchen, exposed brick and original beams, double doors leading to the courtyard.

## KITCHEN
having attractive sage green fronted units with solid wood work surfaces over, ceramic sink and drainer, space for fridge freezer, twin oven AGA, vaulted ceiling and stairs leading to galleried mezzanine landing.

## CLOAKROOM
with wc, wash hand basin and tiling to floor.

## UTILITY ROOM
having wall and base units of the same style as the kitchen, belfast sink,electric oven and walk in larder.

## MEZZANINE BEDROOM
with roof window, exposed brickwork and beams.

## ENSUITE
with white suite comprising of panelled bath, pedestal wash hand basin and wc.

## FIRST FLOOR LANDING
having airing cupboard housing hot water tank and shelving for storage, spiral staircase leading to second floor.

## BEDROOM
with roof light and cupboard housing gas central heating boiler. Additional study area adjoining the bedroom with built in desk and shelving.

## BEDROOM
having two built in wardrobes.

## BEDROOM

## BATHROOM
with white suite comprising of walk-in Mira Sports shower, pedestal wash hand basin and wc.

## SECOND FLOOR

## BEDROOM
with roof light and exposed beams, walk in wardrobe.






SMEG








OLIVE, MABEL & ME







## ENSUITE.

with white suite comprising of panelled bath, pedestal wash hand basin and wc.

## REAR GARDENS

Private courtyard with a raised water feature and a useful outside store room to the side of the house. Steps leading up to a further garden which is mainly laid to lawn with boundary fencing covered with a beech hedge, double gated access to side allowing for parking on a stone chipped area with a timber 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, electric, gas, water and drainage 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.

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

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.



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.








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serving South Warwickshire & North Cotswolds

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