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ESTATE AGENTS



**26 HANSON AVENUE, SHIPSTON ON STOUR**

**26 HANSON AVENUE  
SHIPSTON ON STOUR  
WARWICKSHIRE  
CV36 4HL**

Situated about 6 miles from Moreton in Marsh, 11 miles from Stratford upon Avon, 15 miles from Warwick (and M40 junction 15) and Banbury (M40 at junction 11).

**AN EXTENDED, SPACIOUS AND WELL-PRESENTED  
THREE-BEDROOM SEMI-DETACHED FAMILY HOUSE  
WELL-LOCATED IN THE TOWN WITH AN ATTRACTIVE  
ENCLOSED GARDEN AND OFF-ROAD PARKING.**

Entrance Hall, Living Room, Dining/Kitchen/Family Room, Utility Room, Cloakroom, Store Room, Three Bedrooms, Bathroom. uPVC Double Glazing. Gas-Fired Heating. Attractive Enclosed Landscaped Garden. Off-Road Parking.

Viewing through Secombes Estate Agents, Shipston on Stour  
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**Shipston on Stour** is a former market town situated in south Warwickshire. The town is a busy local centre with good shopping, schooling and recreational facilities serving its own population and a number of surrounding villages. The larger centres of Stratford upon Avon, Banbury and Oxford are accessible. The area is serviced by a network of main roads including the A3400 (Oxford to Birmingham) road passing through the town. Junctions 11 and 15 of the M40 motorway are accessible at Banbury and Warwick respectively. There are main line stations at Moreton in Marsh and Banbury with train services south to Oxford and London respectively.

**26 Hanson Avenue** is an extended, well-presented and spacious three-bedroom semi-detached family house well-located a short distance from the town centre. A major feature of the property is the dining/kitchen/family room stretching across the back of the house and overlooking the garden. The kitchen area incorporates a fitted Wren kitchen with quartz worktops and Neff fitted appliances, and together with the bathroom is well-appointed. A further feature is the engineered oak flooring to the entrance hall and living room.



**Entrance Hall** with engineered oak floor and stairs to first floor.

**Living Room** with engineered oak floor, bow window. Door leads through to the spacious and well-appointed

**Dining/Kitchen/Family Room** overlooking the garden with double uPVC double-glazed french doors leading out onto the patio. Incorporating a well-appointed Wren kitchen with one-and-a-half bowl stainless steel sink unit, with quartz worktop over, fitted units under and fitted wall units above, built-in Neff fridge/freezer, built-in Neff electric double oven, central island unit with quartz work surface incorporating Neff five-ring induction hob with built-in cupboards under and breakfast bar area, shelved larder cupboard, dining/family area, Karndean floor.



**Utility Room** with built-in work surface with plumbing for a washing machine and space for dryer, Worcester Green Star combi boiler for central heating and hot water.

**Cloakroom** with w.c. and wash hand basin, heated towel rail.

**Store Room** formerly part of the garage with electric roller shutter door.

From the entrance hall stairs rise to the first floor **Landing** with access to roof space.

**Bedroom One** with built-in large double wardrobe, views to Brailes Hill.



**Bedroom Two** with built-in single wardrobe.



**Bathroom** with bath, separate shower unit, wash hand basin, w.c., heated towel rail.



**Bedroom Three** with views to Brailes Hill.

## OUTSIDE

The **Front Garden** is open-plan with gravelled off-road parking for three cars.



A side walkway leads around to the enclosed and attractively landscaped **Back Garden** about 46'0"/14.02m deep x 28'6"/8.68m wide. Immediately adjoining the house is a paved patio beyond which is a lawned area with slate based flower beds to either side including raised borders. Situated at the end of the garden is raised decking with pergola over.

## GENERAL INFORMATION

### Tenure

The property is offered freehold with vacant possession.

### Council Tax

This is payable to Stratford on Avon District Council. The property is listed in band C.

### Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are expressly excluded.

### Services

Mains water, gas, electricity and drainage are connected to the property. Worcester gas-fired combi boiler for central heating and hot water.

### Energy Performance Certificate

Current: D (67) Potential: C (71)

### Directions

### Postcode CV36 4HL

From the centre of Shipston on Stour take the B4035 for Chipping Campden. Proceed up West Street into Campden Road taking the first turning left in Campden Road into Hanson Avenue, continue up Hanson Road for about 200 yards and 26 Hanson Avenue is situated on the right.




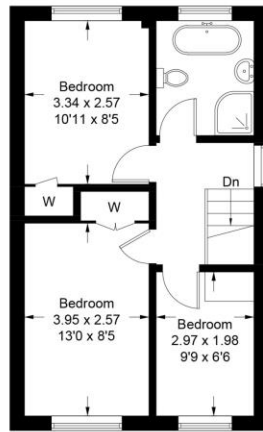
## IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.

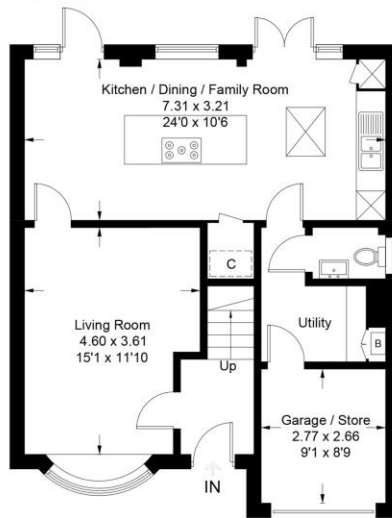
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# FLOOR PLANS

 = Reduced headroom below 1.5m / 5'0"



**First Floor**



**Ground Floor**

Approximate Gross Internal Area = 101 sq m / 1087 sq ft  
(Including Garage / Store)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID721565)



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