

# SECCOMBES

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ESTATE AGENTS



**DARLINGSCOTE MEWS, SHIPSTON ON STOUR**



**1 DARLINGSCOTE MEWS  
DARLINGSCOTE ROAD  
SHIPSTON ON STOUR  
WARWICKSHIRE  
CV36 4DR**

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).

**A TWO BEDROOM SEMI-DETACHED HOUSE,  
WELL-LOCATED IN THE TOWN WITH AN  
ATTRACTIVE ENCLOSED GARDEN AND OFF-  
ROAD PARKING.**

Entrance Hall, Cloakroom, Living/Dining Room, Kitchen, Two Bedrooms, Bathroom, Gas-Fired Heating. Enclosed Garden. Garden Shed. Off-Road Parking.

Viewing through Secombes Estate Agents, Shipston on Stour  
T: 01608 663788 E: [shipston@seccombesea.co.uk](mailto:shipston@seccombesea.co.uk)

**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.

**1 Darlingscote Mews** is a light and airy two-bedroom semi-detached house. The property benefits from gas-fired heating and is well located a short distance from the town centre.

Outside there is an enclosed garden and a parking space plus visitor parking.

The accommodation briefly comprises:

**Entrance Hall** laminate floor throughout, cloakroom with wash hand basin and w.c. understairs storage and stairs to first floor.

**Living/Dining Room** double aspect with sliding patio doors to the garden.

Folding double doors lead into the

**Kitchen** with single sink unit and drainer, fitted base units with work surface over, fitted wall units, built-in oven with four-ring hob over, plumbing for washing machine and dishwasher.

Door to entrance hall with stairs rising to first floor **Landing** and **airing cupboard**.

**Bedroom One** with in-built double and single cupboards. Velux windows to front and rear of the property.

**Bedroom Two** with access to roof space and Velux window.

**Bathroom** part-tiled with bath with Mira electric shower unit over, wash hand basin, w.c. laminate flooring.

**Garden**

Outside to the front of your house the garden is enclosed by a low wall, off-road parking to the front is one space and a visitor parking space. The garden is enclosed with a patio and lawned area, mature shrubs and **garden shed**.

**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 electricity, gas, water and drainage are connected to the property.

**Energy Performance Certificate**

Current: 71 (C)

Potential: 86 (B)

**Directions**

**Postcode CV36 4DR**

From the centre of Shipston on Stour take the B4305 heading for Chipping Campden. After about 100 yards, and having passed the town council offices, take the first turning right into Darlingscote Road. Follow the road for about 100 yards and just past Telegraph Street on your right 10 Darlingscote Road and 1 Darlingscote Mews is on the right-hand side.

**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.

**MFF/S3107/F002/08.03.2022**

**T: 01608 663788**

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