



96 HAWTHORN WAY, SHIPSTON ON STOUR, WARWICKSHIRE

SECCOMBES

ESTATE AGENTS

**96 HAWTHORN WAY
SHIPSTON ON STOUR
WARWICKSHIRE
CV36 4FD**

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 WELL-PRESENTED LIGHT AND AIRY DETACHED THREE-BEDROOM DETACHED FAMILY HOUSE WITH AN ATTRACTIVE ENCLOSED GARDEN OFFERING PRIVACY INCORPORATING A GARDEN ROOM/STUDIO/OFFICE

Entrance Porch, Entrance Hall, Living Room, Cloakroom, Dining/kitchen, Three Bedrooms, Family Bathroom, Ensuite Shower Room. Gas-Fired Heating. UPVC double glazing. Attractive enclosed landscaped garden incorporating Garden Room/Studio/Office and separate summerhouse, Two off road parking spaces,

Viewing through:

Seccombes Estate Agents, Shipston on Stour

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- **Shipston on Stour** is a popular former market town with an attractive Georgian Centre 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, with a service from Banbury to London (Marylebone) in under an hour.

- **96 Hawthorn Way** is an attractive detached three bedroom family house situated towards the southern edge of Shipston on Stour.
- The property offers well-presented, light and airy accommodation benefiting from UPVC double glazing and gas-fired heating. In addition to the Living Room there is the Dining/kitchen with glazed door leading out onto the enclosed attractive landscaped garden which offers privacy.



- Recent improvements undertaken to the property includes the updating of the kitchen and ensuite shower room, together with dining/kitchen and bathrooms having Karndean flooring. In addition, Sharpes wardrobes have been installed in the master bedroom.
- An important feature of the property and situated a short distance from the house is the spacious **garden room/studio/office** overlooking the back of the garden and converted to a high standard from the former garage. In addition, there is a separate summerhouse.
- The accommodation comprises **Entrance Porch** leads to the **Entrance Hall** with **Cloakroom** off.
- **Living Room** with feature fireplace and bay window. Glazed double doors lead through to the
- **Dining Kitchen**, built in gas hob with extractor hood over, built in electric Lamona oven, fridge freezer, washing machine, Karndean flooring, glazed door to patio and back garden
- On the first floor the **Landing** with **airing cupboard** and loft access.
- **Three Bedrooms**, with the master bedroom having built-in wardrobes and **Ensuite Shower Room**. Separate **Family Bathroom**.

- **Outside the Front Garden** is lawned and surrounded by hedging with driveway beside offering **Off-Road Parking for two cars** side door to back garden.
- The attractively landscaped enclosed **Back Garden** which offers privacy is about 37'0"/11.28m deep x 27'0"/8.23m wide. Immediately adjoining the house is a paved patio and decking area, the garden is principally lawned surrounded by mature shrubs and trees. **Timber Summerhouse**.
- Situated a short distance from the house and overlooking the garden is the spacious **Garden Room/Studio/Office** with bi-fold doors, power and light connected, electric heating, Porcelanosa ceramic tiled floor.

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 D

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. Gas fired boiler for central heating and hot water.

Energy Performance Certificate

Current: 67 (D) Potential: 86 (B)

Directions

From the centre of Shipston on Stour head south for Chipping Norton and Oxford on the A3400. Proceed around the one-way system into New Street and continue into London Road. Take the third turning on the right into Holly Road, after about 400yds. At the T-junction with Hawthorn Way, turn left and 96 Hawthorn Way is situated a short distance after the left hand turn into Elm Road.

Postcode CV36 4FD

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/S3171/F010/08.05.2024

FLOOR PLANS

Approximate Area = 79.0 sq m / 850 sq ft
 Studio / Study = 12.1 sq m / 130 sq ft
 Total = 91.1 sq m / 980 sq ft



(Not Shown In Actual Location / Orientation)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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