



27 OLDBUTT ROAD, SHIPSTON ON STOUR, WARWICKSHIRE

SECCOMBES

ESTATE AGENTS

**27 OLDBUTT ROAD
SHIPSTON ON STOUR
CV36 4EG**

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 OUTSTANDING DETACHED AND EXTENDED FOUR BEDROOM FAMILY HOUSE, WELL APPOINTED AND OFFERING SPACIOUS AND WELL-PRESENTED ACCOMMODATION WITH UNDERFLOOR HEATING ON THE GROUND FLOOR. QUIETLY LOCATED ON A CORNER PLOT.

Entrance Hall, Sitting Room, Kitchen, Dining/ Family Room, Utility/Boiler Room, Cloakroom, Landing, Master Bedroom with Ensuite Shower Room and Dressing Area, Three further Bedrooms, Family Bathroom. uPVC Double Glazing. Gas-Fired Heating. Underfloor Heating. Enclosed Landscaped Garden. Good Off-Road Parking.

Viewing through:

Secombes Estate Agents, Shipston on Stour

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Shipston on Stour is an attractive 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 easily accessible.

27 Oldbutt Road is an outstanding detached and extended four bedroom family house quietly located in a corner plot in a sought-after location backing on to the Hanson Track. The extension incorporates the large dining/family room about 24' / 7.55m in length, with two sets of bi-fold doors opening out into the enclosed landscaped garden. Above is the master bedroom with ensuite shower room and dressing area.

The accommodation is well presented, spacious and well-proportioned incorporating a well-appointed kitchen and bathrooms. Outside to the front is good off-road parking and to the back an attractive enclosed landscaped garden. The accommodation comprises:

Entrance Hall with **Cloakroom**.

Utility/Boiler Room fitted base units with work surfaces incorporating glazed china sink, Baxi combi-boiler for central heating hot water, ceramic tiled floor, bow window, door to side walkway



Living Room with Living Flame gas fire and timber surround and mantel shelf with marble hearth, shuttered windows.

Kitchen well-appointed with underfloor heating and with Stoves cooker with four electric ovens and seven-ring gas hob over and extractor hood above, one and a half bowl glazed china sink and single drainer, fitted base units with work surfaces over, fitted wall units with concealed lights under, plumbing for dishwasher. The kitchen opens into the:

Dining/Family Room about 24'9" /7.55m in length with underfloor heating and two sets of bi-fold doors opening out into the attractive landscaped garden.

First floor **Landing** with access to roof space. **Bedroom One** with fitted shutters, **Dressing Area** with two double built-in wardrobes and dressing table area with double cupboard over, and **Ensuite Shower Room** with large shower cubicle, wash hand basin with double cupboard under, heated towel rail.

Bedroom Two with two built-in double wardrobes.

Family Bathroom, tiled with bath with shower attachment, separate shower cubicle with w.c. with wash hand basin store cupboard under.

Bedroom Three with walk-in single wardrobe and **Bedroom Four** currently used as a study.

Outside to the front is a tarmacadamed drive offering off-road parking for three cars, lawned area and well-stocked flower border beside. A side walkway leads around to the **Enclosed Landscaped Garden** about 50'/15.24m max deep x 35'0"/10.67m max wide. Immediately adjoining the house is a stone paved patio with raised herb bed. Steps lead down to a circular brick-edged lawned garden with brick paving surround, with flower borders and two further stone paved **Patios** (one 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 E.

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. Baxi combi-boiler for central heating and hot water.

Energy Performance Certificate

Current: 71 (C) Potential: 80 (C)

Directions

Postcode CV36 4EG

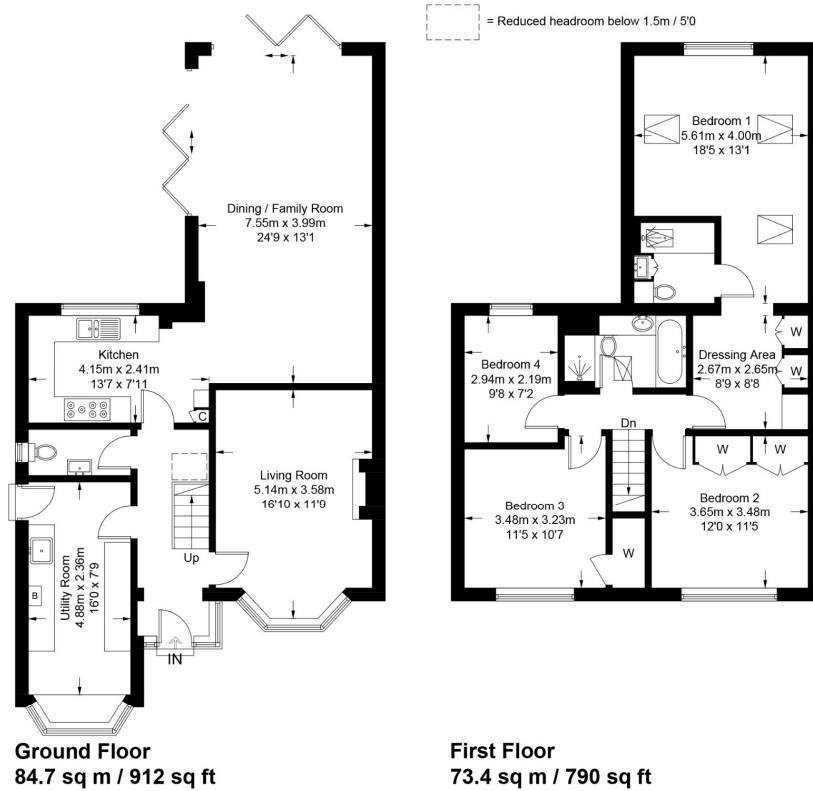
From the centre of Shipston on Stour, take the B4035 west for Chipping Campden. Proceed up West Street into Campden Road. After about 600 yards take the fourth turning road into Oldbutt Road. Continue along Oldbutt Road bearing left and as the road turns to the right, continue straight ahead and 27 Oldbutt Road is the second property at the end on the left.

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/S3205/F005/20.09.2024

FLOOR PLANS



Approximate Gross Internal Area = 158.1 sq m / 1702 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1129134)



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