



**COVER POINT, 20a DARLINGSCOTE ROAD, SHIPSTON ON STOUR**

**SECCOMBES**

ESTATE AGENTS

**COVER POINT  
20a 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 SPACIOUS DETACHED FAMILY HOUSE OFFERING OPPORTUNITY, IN NEED OF SOME UPDATING AND MODERNISATION SET IN ATTRACTIVE GARDENS SITUATED A SHORT DISTANCE FROM THE TOWN CENTRE.**

Entrance Hall, Living Room, Kitchen/Breakfast Room, Cloakroom, Four/Five Bedrooms, Family Bathroom, Shower Room. UVPC Double Glazing. Gas Fired Heating. Side Lobby. Double Garage. Off Road Parking. Attractive Landscaped Gardens.

**Viewing through:**

**Secombes 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 mainline stations at Moreton in Marsh and Banbury with train services south to Oxford and London respectively.
- **Cover Point** is a spacious detached family house well-located in Shipston on Stour situated a short distance from the town centre.
- The property offers opportunity and flexible accommodation in need of some updating and modernisation.
- Bedrooms four and five, together with the shower room form a suite of rooms which offers flexibility either as principal bedroom with dressing room and shower room or a self-contained area with bedroom, shower room and study/sitting room.



- In addition it is considered the house offers opportunity to be extended (subject to the necessary planning consents) by incorporating part/all of the double garage into the accommodation or extending the property.
- Outside to the front is off road parking and there are attractive landscaped gardens to the back. The accommodation comprises
- The spacious **Entrance Hall** with stairs to the first floor and **Cloakroom** off.
- **Living Room** double aspect with serving hatch to
- **Kitchen/Breakfast Room** with fitted base units, built-in electric Creda double oven, Creda four-ring electric hob with extractor hood over, plumbing for washing machine and dishwasher, Veissmann gas-fired boiler for central heating and hot water.
- **Enclosed Side Lobby** door to garden and double garage.
- First floor **Landing** with access to roof space. **Bedrooms One and Two** each with built-in double wardrobes, **Bedroom Three** (currently used as a study). **Bathroom** with bath, w.c., wash hand basin, shelved **airing cupboard** with lagged hot water cylinder.
- **Bedrooms Four and Five** with the **Shower Room** offer flexibility to create a master bedroom suite with master bedroom, dressing room and shower room in between, or



a self-contained bedroom area with shower room and office/sitting room.

- Incorporated in part of the structure of the house is the **Double Garage** which it is considered offers scope for part or all to be incorporated within the house as additional accommodation (subject to obtaining the necessary planning consents) Power light and water connected, two up and over doors. Situated in front of the tarmac driveway are **Two Off Road Parking Spaces**.
- To the front and immediately adjoining the driveway the **Garden** is principally lawned with a fine silver birch tree and set back behind high hedging. The side walkways either side of the house lead around to the
- **Back Garden** which has been attractively landscaped, is enclosed and is about 60'0"/18.30m deep x 52'0"/15.85m wide. Immediately adjoining the house is a paved path and small paved **Patio Area**, beyond which are well-stocked flower shrub and rose borders with lawned areas and a wild garden area incorporating a further fine silver birch and variety of fruit trees. Beyond which is a further lawned area incorporating a vegetable garden and **Timber Green House**

#### 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 Veissmann gas-fired boiler for central heating and hot water.

##### Energy Performance Certificate

Current: 68 (D) Potential: 81 (D)

##### Directions


From the centre of Shipston on Stour take the B4035 (West Street) for Chipping Campden. After about 150 yards take the first turning right into Darlingscote Road. After about 200 yards and having passed Glen Close, Cover Point is situated on the right.

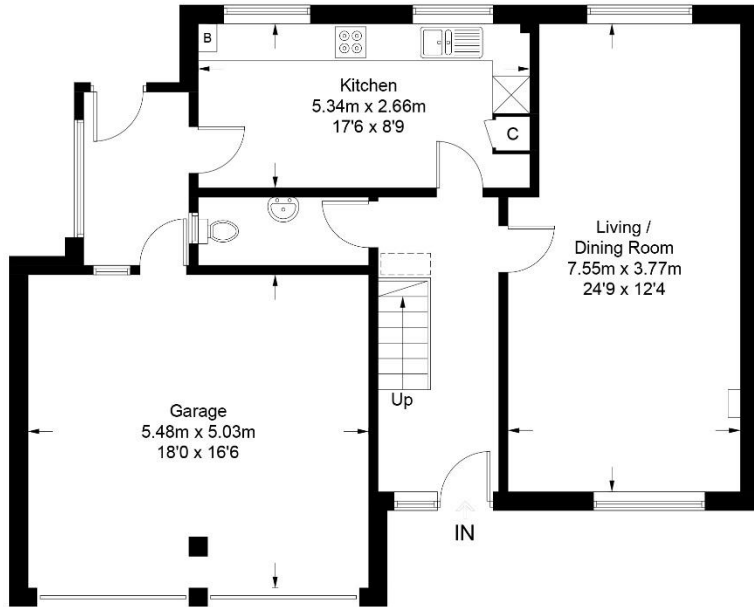
##### IMPORTANT NOTICE

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.

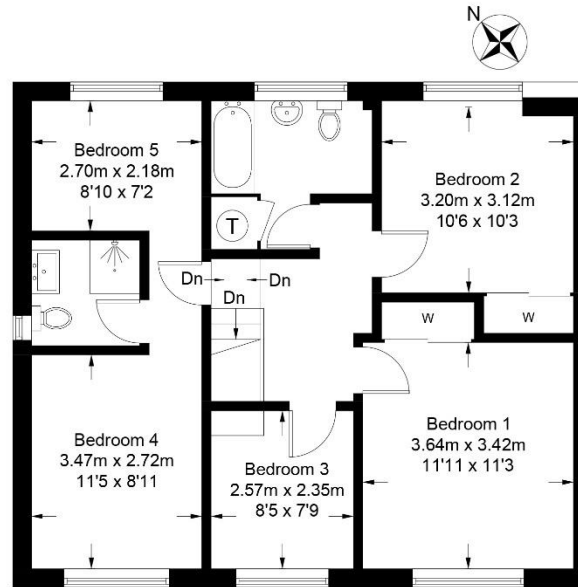
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# FLOOR PLANS

 = Reduced headroom below 1.5m / 5'0



**Ground Floor (Including Garage)**  
60.8 sq m / 654 sq ft



**First Floor**  
66.1 sq m / 711sq ft

Approximate Gross Internal Area = 126.9 sq m / 1365 sq ft  
Garage = 27.8 sq m / 299 sq ft  
Total = 154.7 sq m / 1664 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1085978)



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