



11 CALLAWAYS ROAD, SHIPSTON ON STOUR, WARWICKSHIRE

SECCOMBES

ESTATE AGENTS

## 11 CALLAWAYS ROAD SHIPSTON ON STOUR CV36 4HB

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 TWO DOUBLE-BEDROOM DETACHED BUNGALOW WELL LOCATED A SHORT DISTANCE TO THE SOUTH OF THE TOWN CENTRE IN A POPULAR ROAD SET IN ATTRACTIVE GARDENS, AND MAY BENEFIT FROM SOME UPDATING**

Entrance Porch, Entrance Hall, Sitting Room, Dining Room, Kitchen with Walk-in Larder, Utility Room, Study, Two Double Bedrooms, Ensuite Shower Room, Family Bathroom. uPVC Double Glazing. Gas-Fired Heating. Single Garage. Off-Road Parking for Three//Four Cars. Attractive Enclosed South-Facing Landscaped Gardens.

**Viewing through  
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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.

**11 Callaways Road** is a well-located and well constructed two double-bedroom bungalow situated a short distance to the south of the town centre in a popular road.

The property offers spacious and well-proportioned accommodation, benefiting from uPVC double glazing and gas-

fired heating. In addition, it is considered the kitchen and bathrooms may benefit from some updating.

Both living room and dining room have large sliding patio windows overlooking the attractive south-facing landscaped garden to the back. In addition, there is a walk-in larder situated off the kitchen, together with a separate utility room. The principal bedroom has built-in wardrobes with a dressing table area and ensuite shower room.

It is considered the roof space could offer an opportunity to be converted to additional bedroom accommodation subject to obtaining the necessary planning consents.



Outside to the front, there is double access from Callaways Road offering good off-road parking. The accommodation briefly comprises:

**Enclosed Porch** leading into spacious **Entrance Hall**

**Sitting Room** with fireplace incorporating fireplace with brick surround, tiled mantel shelf and hearth with, shelved alcove with cupboards under, sliding patio door.

**Dining Room** with sliding patio door, store cupboard and shelved **airing cupboard**.

**Study/Office** with shelved alcove, door leads through to a covered **Lean-To** with power, light and water connected and door to side walkway.

**Kitchen** overlooking the garden with single stainless steel sink unit and drainer with fitted cupboard under, fitted base units with work surface over, fitted wall units, plumbing for dishwasher, space for fridge. Door to **walk-in shelved larder** door to

**Utility Room** with single stainless steel sink unit and drainer, plumbing for washing machine, space for dryer and fridge freezer.



**Bedroom One** overlooking the front with full range fitted wardrobes with central dressing table area. Door to **Ensuite Shower Room**, with shower cubicle with Mira shower attachment, wash hand basin, w.c.

**Bedroom Two** overlooking the front.

**Family Bathroom** with bath, w.c., wash hand basin, access to **roof space**, part boarded with light connected.

From the covered Lean-To door to **Single Garage** with power and light connected, electric roller shutter door.

Outside to the front 11 Callaways Road is set back behind a low brick wall with two separate accesses and a brick pavier driveway around a semi-circular lawn. Side Walkway leads to utility room.

The enclosed and south facing **Rear Garden** about 95'0"/28.96m deep and 51'0"/15.55m wide. Immediately adjoining the property is a raised patio set behind a low wall beyond which the garden is principally lawned with well stocked flower and shrub borders together with a number of ornamental trees. **Timber Summer House, Green House, 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 E.

**Fixtures and Fittings** All items mentioned in these sale particulars are included in the sale. White goods, curtains and light fittings etc. available by separate negotiation.

**Services** Mains electricity, gas, water and drainage are connected to the property. Mains gas fired boiler for central heating and hot water.

## Energy Performance Certificate

Current: 53 (E) Potential: 74 (C)

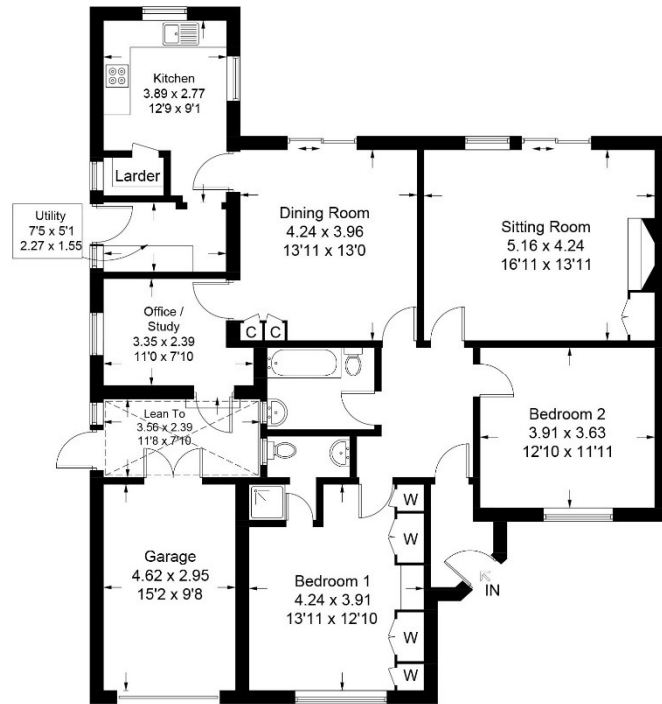
## Directions

## Postcode CV36 4HB

From the centre of Shipston on Stour take the A3400 south for Oxford and Chipping Norton. Proceed around the one way system into New Street and continue London Road. On entering London Road take the first turning right into Callaways Road. 11 Callaways Road is on the left after about 75 yards.

``What3words///goodbye.spectacle.sketching

# FLOOR PLANS



## Ground Floor

Approximate Gross Internal Area = 133.66 sq m / 1439 sq ft  
(Including Garage)

Illustration for identification purposes only, measurements are approximate,  
not to scale. Fourlabs.co © (ID1183499)



### 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/S3226/F005/10.04.2025**

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