



VAUGHANREYNOLDS
ESTATE AGENTS

9 Bailey Road
Shipston-On-Stour, CV36 4RW



The Property

Built in 2020 by renowned developers Crest Nicholson and occupying a particularly appealing position within this popular modern development, 9 Bailey Road is a beautifully presented detached family home offering generous, thoughtfully designed accommodation extending to approximately 1,875 sq ft in all.

Finished to a good standard throughout and still benefiting from the remainder of its NHBC warranty, the property has been carefully maintained and enhanced by the current owners to create a stylish, comfortable and genuinely turn-key home. Its convenient setting is another significant attraction, with Shipston's schools, shops and everyday amenities all within easy reach, together with nearby countryside and dog walks.

The accommodation is arranged over two floors and begins with a welcoming reception hall, with stairs rising to the first floor and useful storage beneath. The generous living room provides an inviting retreat, featuring a bay window to the front and attractive herringbone-laid Karndean flooring which continues through much of the ground floor.

Undoubtedly the heart of the house is the impressive open-plan kitchen, dining and family room, a wonderfully sociable space designed equally well for busy family life and entertaining. The contemporary kitchen is fitted with sleek handleless cabinetry beneath contrasting work surfaces, complemented by a bank of integrated appliances and a breakfast bar providing informal seating. Tiled flooring continues into the dining area, where glazed doors open directly onto the rear garden, creating an easy connection between the house and outside space. A separate utility/boot room provides valuable additional storage and practicality.

On the first floor, a central landing with airing cupboard leads to four well-proportioned bedrooms and the family bathroom, which is finished in a modern style and incorporates both a bath and separate shower. Two of the bedrooms benefit from their own en-suite shower rooms and fitted wardrobes, giving the layout excellent flexibility for families, guests or those needing additional space to work from home.





Outside, the rear garden has been thoughtfully landscaped with ease of maintenance and entertaining in mind. A paved terrace provides an immediate seating area adjoining the house, complemented by a separate decked area beneath a pergola, with attractive planting and borders adding interest throughout. A barked children's play area has also been incorporated without compromising the garden's more grown-up entertaining spaces.

A secure side gate leads around to the front, where a double-width driveway provides ample off-road parking and access to the integral single garage.

Combining approximately 1,875 sqft of accommodation with four generous bedrooms, three bath/shower rooms and an excellent open-plan living space, this is an accomplished modern family home in one of Shipston-on-Stour's most convenient residential settings, ready for its next owners to simply move in and enjoy.

The Location

Shipston-on-Stour is a charming Market Town, within five miles of the Northern Cotswold escarpment and easy driving distance of Stratford upon Avon, Banbury, Warwick and the M40, Coventry and Birmingham.

There are main line rail stations at Banbury providing service to London Marylebone and Moreton in Marsh providing service to London Paddington. The M40 has access points at Banbury (12 miles) and Gaydon (10 miles). Surrounding countryside is delightful undulating Warwickshire pastureland. Shipston-on-Stour has many and varied facilities and amenities including primary and secondary schools, library, community hospital, medical centre, recreational facilities together with good local shopping.





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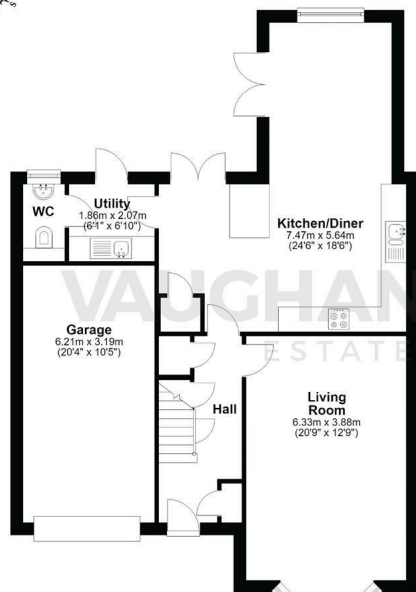
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Ground Floor

Approx. 93.1 sq. metres (1001.6 sq. feet)



First Floor

Approx. 81.2 sq. metres (873.8 sq. feet)



Total area: approx. 174.2 sq. metres (1875.4 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. N.B. Some of the images used may have been enhanced using AI.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Estate Charge: There is a bi-annual fee payable for the upkeep and maintenance of the open spaces 2026-2027 £436.17 per annum paid bi-annually 1st Jan/1st July.

Services: All mains services are understood to be connected to the property.

Local Authority: Stratford, Council Tax Band F

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VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in their employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

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