



October Cottage Brindles Alley, Telegraph Street, Shipston-On-Stour, CV36 4DA

- No onward chain.
- Town centre location.
- Courtyard parking and carport
- Main bedroom with large en suite
- Sitting room, kitchen-diner, and conservatory
- Low-maintenance garden

 3
  2
  2
 £545,000

Part of the highly regarded Johnson and Johnson development in the centre of Shipston-on-Stour, this three-bedroom townhouse offers generous accommodation arranged over three floors and is presented with care and character. Further benefits include a carport, courtyard parking, and a low-maintenance garden.

ACCOMMODATION

GROUND FLOOR

Entrance hall with flagstone flooring, utility cloakroom with worktop, wash hand basin, WC, plumbing for washing machine, space for low-level freezer, and wall-mounted gas boiler. Sitting room with bay window to front, double doors to rear, and feature fireplace. The Kitchen/Diner has door to conservatory, window to front, a range of wall and base units with worktop, sink, AGA cooker, integrated low-level fridge and slimline dishwasher, plus space for dining. The conservatory has double doors to rear and tiled floor.

FIRST FLOOR

Landing with window to rear. Bedroom with dual aspect and two sets of double wardrobes. Bedroom with window to front. Family bathroom with bath, basin, and WC

SECOND FLOOR

Spacious main bedroom, two fitted cupboards with shelving. En-suite shower room, pedestal basin, WC and two sets of wardrobes.

OUTSIDE

The front garden is laid to lawn with planted beds and a pathway to the front door. The rear garden is low-maintenance with a mix of patios, pathways, stone chippings, planted beds, shrubs and trees. Pathway leads to rear carport with gardener's shed. Carport has loft hatch with ladder to partly boarded loft.

GENERAL INFORMATION

TENURE: The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains gas and electricity are connected to the property. However this should be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

LISTED: No

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast Available (Checked on Ofcom Jun26) | Minimum Mobile Coverage: 76% O2(Checked on Ofcom Jun26)

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band E

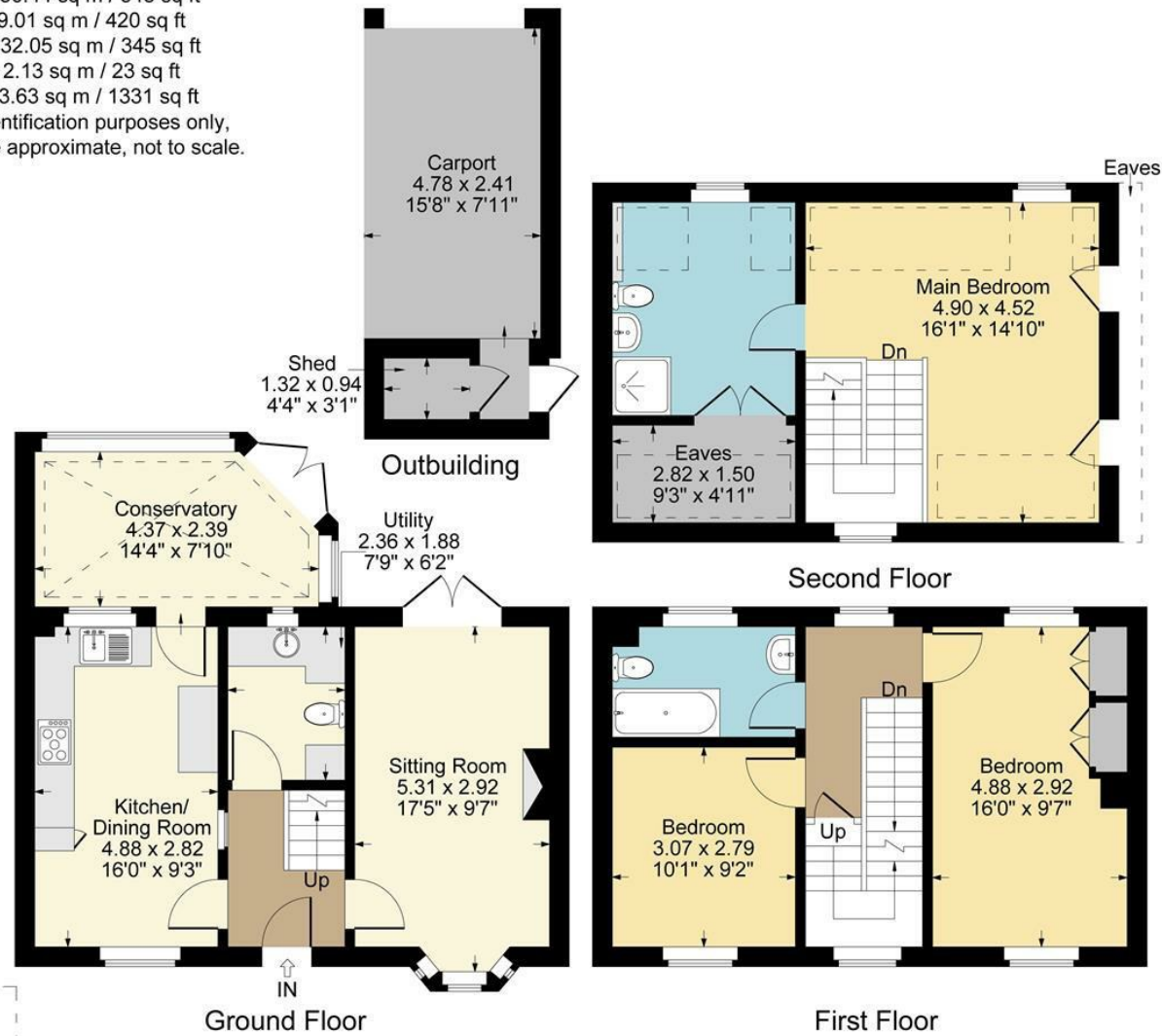
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.



Approximate Gross Internal Area
 Ground Floor = 50.44 sq m / 543 sq ft
 First Floor = 39.01 sq m / 420 sq ft
 Second Floor = 32.05 sq m / 345 sq ft
 Outbuilding = 2.13 sq m / 23 sq ft
 Total Area = 123.63 sq m / 1331 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.

October Cottage, Shipston-on-Stour



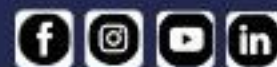
Denotes restricted head height



DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of HMR Homes Limited t/a Peter Clarke in association with Winkworth has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

Multi-award winning offices
serving South Warwickshire & North Cotswolds

13 High Street, Shipston-on-Stour, Warwickshire, CV36 4AB
01608 260026 | shipston@peterclarke.co.uk | www.peterclarke.co.uk



Peter Clarke

an award winning

Winkworth