



HAYMAN-JOYCE

7 NORGREN
CRESCENT
SHIPSTON-ON-STOUR
WARWICKSHIRE
CV36 4BF

SUBSTANTIAL DETACHED FAMILY HOME WITH PRIVATE WALLED GARDENS, DOUBLE DETACHED GARAGE, AND AN ABUNDANCE OF OFF-STREET PARKING FOR SEVERAL VEHICLES.

SITUATION

Often described as 'the Gateway to the Cotswolds', Shipston-on-Stour is a thriving market town surrounded by pretty south Warwickshire countryside, 9 miles from Stratford-upon-Avon

Excellent selection of shops and other facilities, which cater for a wide rural catchment area

Well situated for communications with good train services from Banbury (15 miles) reaching Marylebone in about 56 minutes, and Moreton-in-Marsh (6 miles) reaching Paddington from 92 minutes; M40 junction, 10 miles away Other major centres within easy reach include Birmingham, Warwick, Leamington Spa, Oxford, Cheltenham, Coventry and Birmingham

Guide Price £625,000

HAYMAN-JOYCE

High Street, Moreton-in-Marsh
Gloucestershire
GL56 0AX
01608 651188
moreton@haymanjoyce.co.uk



THE PROPERTY

- Substantial and superbly presented detached family home, well-situated on the very edge of this well-regarded development, siding onto attractive woodland and enjoying stunning views over open fields to the front aspect, complemented by private walled gardens and a detached double garage with off-street parking for several vehicles
- The entrance hall is particularly spacious in size, with Amtico vinyl flooring, stairs rising to the first floor, and a large downstairs cloakroom with low-level wc and small wash-hand basin
- The well-appointed family kitchen offers a good selection of wall and base units with granite work surfaces, inset stainless-steel sink unit with mixer taps, a number of integrated "Bosch" appliances including an electric oven, separate 5-ring gas hob, dishwasher and upright fridge/freezer. The kitchen is further complemented by an impressive breakfast bar, with space for several stools, Amtico vinyl flooring and double French doors leading into the side and rear walled gardens
- Adjoining the kitchen, is the useful utility room, with space and plumbing for washing machine and separate tumble dryer, base cupboard with laminate work surface and wood laminate flooring
- The well-proportioned dual-aspect sitting room has a large box-bay window with bespoke wooden shutters to the front aspect, whilst to the rear aspect, there are double French doors leading onto the external terrace
- Across the hall is the separate dual-aspect dining room with two box-bay windows incorporating bespoke wooden shutters
- To the first floor, there is a good-size galleried landing, with access to roof space, and a large airing cupboard
- All bedrooms have the benefit of bespoke wooden shutters
- The principal bedroom has an adjoining en-suite bathroom consisting of a panelled bath with rain-shower over, low-level wc and pedestal wash-hand basin
- The second bedroom also enjoys the benefit of an en-suite shower room, with rain-shower over, low-level wc and pedestal wash-hand basin
- The remaining two double bedrooms are spacious in size and are serviced by the main family bathroom
- EPC Band B
- If this is a lettings investment, we would recommend a lettings guide price in the region of £2,200 to £2,250 pcm

OUTSIDE

- The walled rear garden offers a great deal of seclusion, being mainly laid to lawn, with a large terrace and a separate area of wooden decking
- There is also an additional open side garden, which is laid to lawn, which could easily be linked to the current garden space to create an overall larger garden plot, siding onto woodland

- The attached double garage has twin up-and-over metal doors, electric vehicle chargers, light, power and personal side door to the enclosed garden area and is approached from the rear of the property via Carr Close

DIRECTIONS

- From the centre of Shipston-on-Stour take the B4035 Campden Road and just before leaving the town turn right into Norgren Crescent, follow the road bearing left and left again into Carr Close
- Follow the road to the end and turn left where the property will be found at the end
- what3words: transfers.submitted.lifeboats

SERVICES

- Mains water, electricity, gas and drainage are connected
- Gas fired central heating
- Average broadband speeds advertised within this postcode are up to 25.6 Mbps if provider is BT

OUTGOINGS

- Council tax – band F
- Tax payable for 2024/25 - £3,336.74

TENURE & POSSESSION

- Freehold with vacant possession on completion

VIEWING

- Strictly by prior appointment with the sole selling agents:

H A Y M A N - J O Y C E
01608 651188

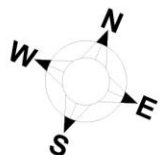


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IMPORTANT NOTICE

- Although we have used our best endeavours to ensure that everything in these particulars is correct no description or information should be relied on as a statement or representation of fact. All measurements, areas or distances are given as a guide only and should not be relied on as fact.
- We have no authority to make any representations and all information is given entirely without responsibility on our and the vendors behalf.
- Photographs are taken in good faith, but only show certain parts of the property. Unless otherwise stated photographs were taken at the time of, or since, the property's initial marketing.
- Where reference is made to planning permissions or existing or potential uses, such information is given in good faith, but we cannot confirm that necessary consents exist or are valid. There may be legal restrictions on the property of which we are unaware.
- We are unable to comment on the state of repair of the property, nor can we confirm that any services, equipment, facilities or appliances are in satisfactory working order.
- Council tax bandings given are the current assessments. If improvements have been carried out to the property since April 1993, this banding may be reviewed.





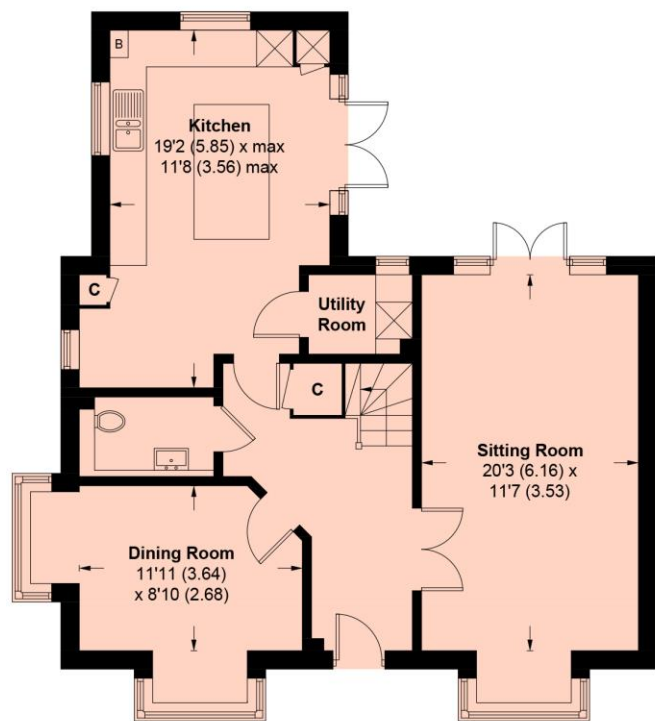
7 Norgren Crescent, Shipston-on-Stour, CV36 4BG

Approximate Area = 145.7 sq m / 1568 sq ft

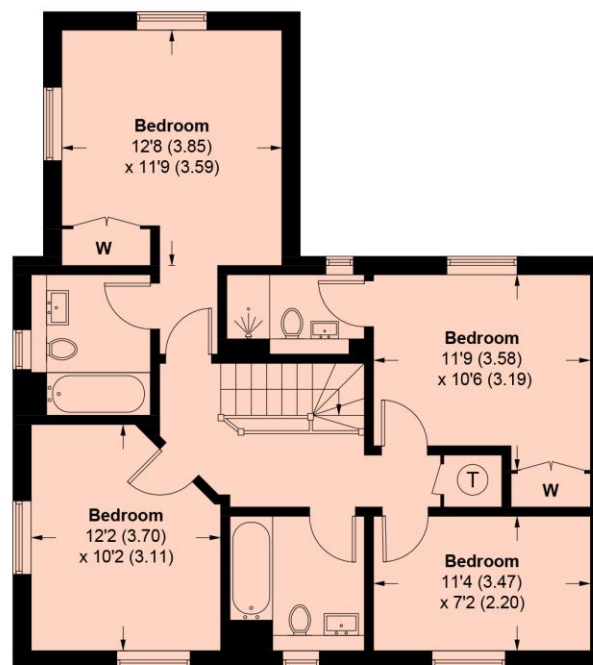
Garage = 38.7 sq m / 416 sq ft

Total = 184.4 sq m / 1984 sq ft

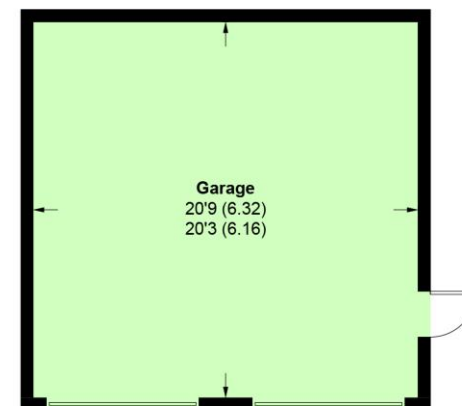
For identification only - Not to Scale



GROUND FLOOR



FIRST FLOOR



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

HAYMAN-JOYCE

M O R E T O N - I N - M A R S H • M A Y F A I R
h a y m a n j o y c e . c o . u k