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CHARTERED SURVEYORS



**4 BOSLEY CLOSE, SHIPSTON ON STOUR, WARWICKSHIRE**

## 4 BOSLEY CLOSE SHIPSTON ON STOUR WARWICKSHIRE CV36 4QA

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, EXTENDED AND WELL PRESENTED DETACHED FAMILY HOUSE WITH OFF ROAD PARKING, GARAGE AND ATTRACTIVE ENCLOSED GARDENS

Entrance Hall, Cloakroom, Living Room, Dining/Kitchen/Family Room, Four Bedrooms (one ground floor double), Family Bathroom, Ground Floor En-Suite Shower Room. uPVC Double Glazing. Gas Fired Heating. Off Road Parking. Single Garage. Attractive Enclosed Landscaped Gardens.

**Viewing through: Shipston office**  
**Tel: 01608 663788**  
**Email: shipston@seccombes.co.uk**

**Shipston on Stour** is an attractive 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 easily accessible.



**4 Bosley Close** is a detached well presented four bedroom house (three double and one single), which has been extended and now offers spacious and well proportioned accommodation. In addition to the living room there is a large dining/kitchen/family room and bedroom four with an en-suite shower room on the ground floor. Originally the property had four first floor bedrooms but the principal bedroom has been extended to incorporate two bedrooms and now offers three bedrooms, together with a family bathroom.

To the front is an off road car parking area with garage behind with side walkway leading around to the enclosed and attractively landscaped back garden.

From the front door the accommodation briefly comprises



**Entrance Hall** with **Cloakroom** and **understairs cupboard** off. Adjoining is the spacious **Living Room** with bay window and two wall light points. Situated across the **Entrance Hall** is the well presented **Dining/Kitchen/Family Room** L-shaped and incorporating a central island unit with well-fitted kitchen units incorporating built in fridge/freezer and double electric oven. Half-glazed door leads to side walkway, across which is the **Single Garage** and at the end of the room are double uPVC double glazed french doors leading out onto a covered decking area to the **Garden** beyond.



**Ground Floor Double Bedroom Four** with well appointed **Shower Room** off.

Situated on the first floor is the **Landing** with **airing cupboard** shelved with insulated hot water cylinder with immersion heater attachment. Off the landing is the spacious principal **Bedroom One** (formerly two bedrooms) with built-in wardrobes, fitted shelving and fitted shower cubicle with Triton shower unit.

**Bedroom Two** has a full range of built-in wardrobes with **Bedroom Three** having a **built-in shelved cupboard**.

**Family Bathroom** with spa bath with shower attachment, Triton shower unit and screen over, heated towel rail, fitted bathroom cabinets with wash hand basin, w.c., ceramic tiled floor.

## GARAGING, CAR PARKING AND GARDENS

To the front is a brick pavier parking area for three cars with a **Single Detached Garage** beyond. Adjoining is a slated area with ornamental acer tree and lavender border. Side walk way leads around to the

**Back Garden** with an area of covered decking immediately adjoining the house. Beside is a split-level paved passage with path and further patio area and leading around lawned area with well stocked flower and shrub borders.



## IMPORTANT NOTICE

The attached 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 photograph(s) 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.

## GENERAL INFORMATION

### Tenure

The property is offered for sale with vacant possession.

### Services

Mains electricity, gas, water and drainage are connected to the property. Glow-worm micron boiler for central heating and hot water.

### Council Tax

This is payable to Stratford on Avon District Council. Tel: 01789 267575. The property is listed in Band E

### Fixtures and Fittings

All items mentioned in these particulars are included in the sale. All other items are expressly excluded.

### Energy Efficiency Rating

Current C (70) Potential D (85)

### Directions

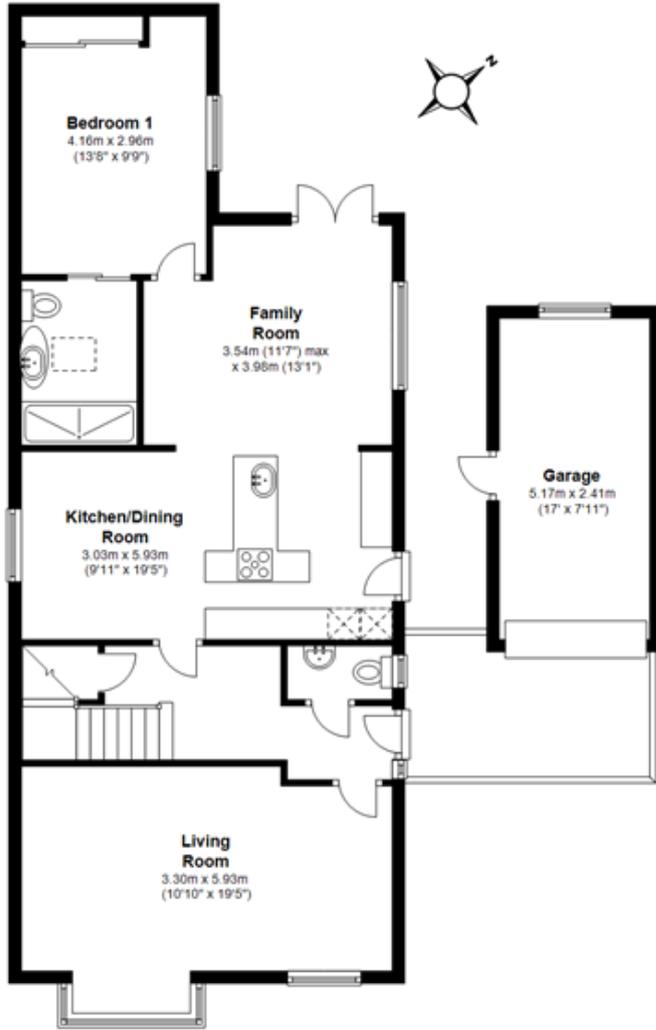
From the centre of Shipston on Stour take the B4035 west for Chipping Campden. Proceed up West Street into Campden Road taking the third turning left into Hanson Avenue. Proceed up Hanson Avenue bearing round to the left at the top, down into Bannister Avenue and a short distance after the left hand turning to Simpson Road, take the next right hand turn into Bosley Close. 4 Bosley Close is the second on the right.

### Postcode CV36 4QA

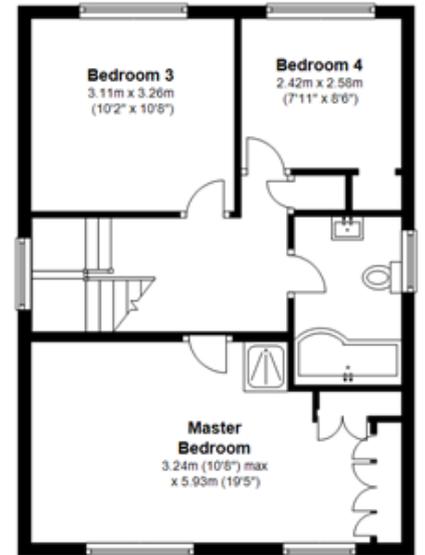
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**Ground Floor**



**First Floor**



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**SHIPSTON-ON-STOUR**  
T 01608 663788

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