



27 CALLAWAYS ROAD, SHIPSTON ON STOUR

SECCOMBES

CHARTERED SURVEYORS

**27 CALLAWAYS ROAD
SHIPSTON ON STOUR
WARWICKSHIRE
CV36 4EX**

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 WELL-PRESENTED, DETACHED QUIETLY LOCATED TWO-BEDROOM CHALET-STYLE BUNGALOW WITH TWO ATTIC ROOMS, ATTRACTIVE ENCLOSED SOUTH-FACING GARDEN, OFF-ROAD PARKING AND SINGLE GARAGE.

Entrance Hall, Inner Hall, Living Room, Dining/Kitchen, Two Double Bedrooms, Family Bathroom, Two Attic Rooms. Integral Single Garage with Utility Area. uPVC Double Glazing. Gas-Fired Heating. Off-Road Parking. Attractive Landscaped Enclosed South-Facing Garden.

**Viewing through Shipston on Stour 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 accessible. There are mainline stations at Moreton in Marsh and Banbury with train services to Oxford and London respectively.

27 Callaways Road is a well-presented, detached two-double bedroom chalet-style bungalow situated towards the end of Callaways Road in a quiet location a short distance to the south of the town centre.

The property offers spacious and well-proportioned accommodation benefiting from uPVC double glazing and gas-fired heating. Situated off a central inner hall is the living room and the dining/kitchen extension opening out onto and

overlooking the attractive landscaped enclosed south-facing garden.

In addition to the two double bedrooms there are two attic rooms, together with a large integral single garage with utility area and off-road parking in front. The accommodation briefly comprises:

Entrance Hall with shelved store cupboard and shelved linen cupboard.

Inner Hallway with built-in double and single store cupboards, shelved recess with Viessmann gas-fired boiler for central heating and hot water, ceramic tiled floor, loft ladder access to attic rooms.

Living Room with open fire with brick surround, timber mantelshelf and brick hearth, four wall light points, uPVC



double-glazed double French doors with sidelights to back garden.

Dining/Kitchen with one and a half bowl and single drainer sink unit with fitted cupboards under, fitted base units with wooden work surface over, fitted wall units with concealed lighting under, built-in electric Bosch double oven, Hotpoint four-ring ceramic hob, plumbing for dishwasher, door to verandah and back garden, door to integral single garage.

Bedroom One with built-in double wardrobe, four wall light points.

Bedroom Two

Family Bathroom

From the inner hallway, loft ladder access up to **Landing** with built-in store cupboard, **Two Attic Rooms**.

GARAGE

Approached from the dining/kitchen is the integral large **Single Garage** with roller shutter door and incorporating a **utility area** with plumbing for washing machine, spaces for dryer and freezer.



OUTSIDE

Situated to the front is a brick paved driveway and parking area for two/three cars surrounded by well-stocked flower and shrub borders. A side pathway leads around to the enclosed and attractively landscaped south-facing **Back Garden** about 56'0"/17.06m deep x 40'0"/12.19m wide. Approached from either the living room or dining/kitchen there is an area of decking, part-covered verandah, central raised fish pond with gravelled areas to either side with a lawned area and raised vegetable garden plots beyond. **Timber 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 D.

Fixtures and Fittings

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



Services

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

Energy Performance Certificate

Current: D (56) Potential: C (77)

Directions

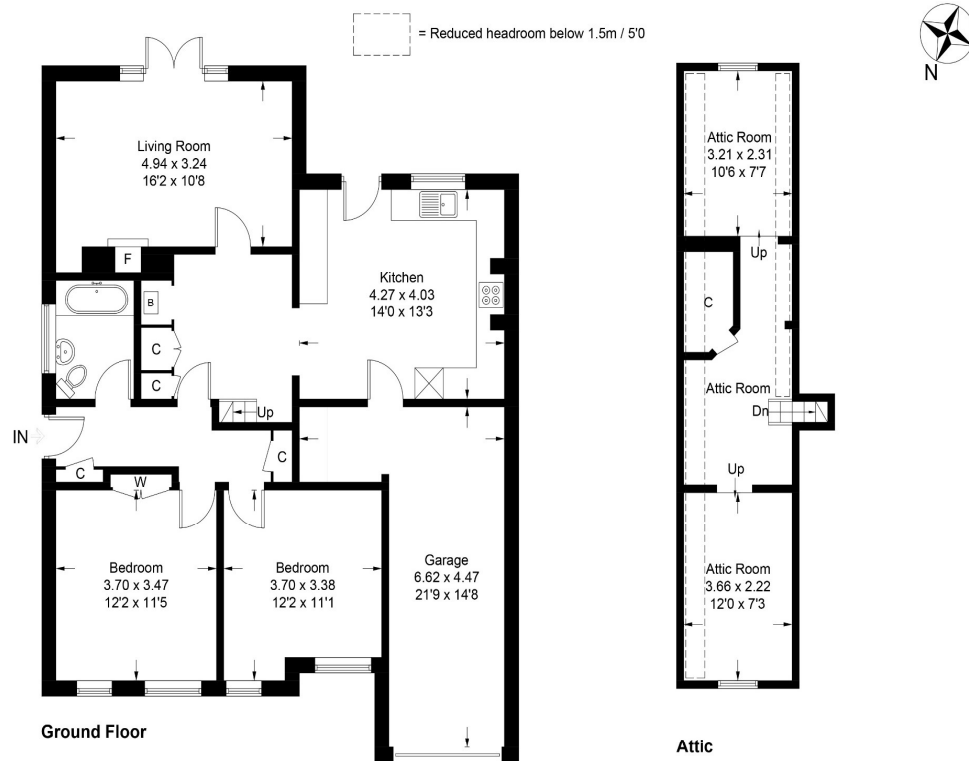
From the centre of Shipston on Stour, proceed around the one-way system heading south for Chipping Norton and Oxford. Proceed along New Street into London Road. In London Road, take the first turning right after about 75 yards into Callaways Road. 27 Callaways Road is situated at the top of the road and is the second to last property on the left.

Postcode CV36 4EX

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 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/S2997/F004/06.08.2021



Approximate Gross Internal Area
 House = 82.8 sq m / 891 sq ft
 Attic = 27.4 sq m / 295 sq ft
 Garage = 18.9 sq m / 203 sq ft
 Total = 129.1 sq m / 1389 sq ft

Illustration for identification purposes only, measurements are approximate,
 not to scale. floorplansUsketch.com © (ID780959)



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