



**42 HANSON AVENUE, SHIPSTON ON STOUR**

**SECCOMBES**

ESTATE AGENTS



**42 HANSON AVENUE  
SHIPSTON ON STOUR  
WARWICKSHIRE  
CV36 4HS**

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 FOUR BEDROOM FAMILY HOUSE QUIETLY LOCATED A SHORT DISTANCE FROM THE TOWN CENTRE ADJOINING THE HANSON TRACK.**

Entrance Hall, Living Room, Dining Kitchen, Conservatory, Utility Room, Storeroom, Cloakroom, Landing, Four Bedrooms, Ensuite Shower Room, Family Bathroom. UPVC Double Glazing, Gas Fired Central Heating. Attractive Landscaped Garden, Good Off-Road Parking.

**Viewing through Secombes Estate Agents, Shipston on Stour.**

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**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.

**42 Hanson Avenue** is a detached family house located a short distance to the west of the town centre at the end of a quiet cul-de-sac. The property backs on to The Hanson Track footpath giving access to countryside walks.

The house offers well presented, spacious and well-proportioned accommodation. In addition to the **four**

**bedrooms** (three double and a single) there is a **living room**, **dining kitchen** off which is the **conservatory**.

In addition, the garage has been converted into a **utility room** and **store room**.

There are attractive landscaped **gardens** with the enclosed back garden being south and west facing, offering privacy. The accommodation comprises:

**Entrance Hall** with stairs to first floor and understairs cupboard. **Cloakroom** with wc, wash hand basin, heated towel rail, ceramic tiled floor.



**Living room** with bay window, living flamed coal effect gas fire with dress stone surround, mantel shelf and hearth.

**Dining kitchen** with Franke single bowl and drainer sink unit with fitted cupboard under, fitted base units, fitted wall units with concealed lighting under, Worcester gas fired boiler for central heating and hot water, SMEG range cooker incorporating three ovens and six ring gas hob with extractor hood above, built in Baumatic dishwasher, built in fridge, drink cooler.

UPVC door to **garden** and double timber French doors to the **conservatory** and French door to garden.

**Utility room** with one and a half bowl sink or drainer, stainless steel sink unit, fitted cupboards under, plumbing for washing machine and space for dryer, space for upright fridge, ceramic tiled floor, door to side walkway and door to **store room**

**First floor** landing airing cupboard with Insulated water cylinder

**Bedroom one** with range of built in wardrobes with sliding doors, door to ensuite shower room with shower unit, w.c., wash hand basin, heated towel rail.

**Three further bedrooms**, one with built in single wardrobe.



**Family bathroom** with bath with shower attachment, shower rail and curtain over, w.c., wash hand basin, heated towel rail.

Outside to the front that tarmacked drive leads up to the house offering **off road parking** for 3-4 cars. Beside which the **garden** is principally lawned with shrub borders and stone path leading to the front door.

To the back and approached from either the side walkway, the **kitchen** or **conservatory** is the attractive enclosed landscaped back **garden**, which is about 47ft 0ins/14.33m deep x 33ft 0ins/10.9m wide, offers privacy and is south and west facing.

Immediately adjoining the house is a paved patio beyond which is the **garden** is principally lawned with shrub and flower borders incorporating a graveled area with decking.

#### 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 E

##### Fixtures and Fittings

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



##### Services

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

##### Energy Performance Certificate

Current: 68 (D) Potential: 81 (B)

##### Directions

##### Postcode CV36 4HS

From the centre of Shipston on Stour take the B4035 west for Chipping Campden. Proceed up West Street into Campden Road and having past the turning into Darlingscote Road, Hanson Avenue is the next turning left after about a further 100 yards. Continue up Hanson Avenue for about 200yards turning into the second cul-de-sac on the right.

##### IMPORTANT NOTICE

These 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/S3179/F005/21.06.2024



# FLOOR PLANS



**Ground Floor**  
71.2 sq m / 766 sq ft

**First Floor**  
49.8 sq m / 536 sq ft

Approximate Gross Internal Area = 121.0 sq m / 1302 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1095226)



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