



Bland Grove | Shipston-on-Stour | CV36 4GP

HOLMANS
ESTATE AGENTS

Bland Grove | Shipston-on-Stour | CV36 4GP

Stratford-Upon-Avon - 11 miles

Moreton-in-Marsh - 7 miles

Oxford - 30 miles

Leamington Spa - 18 miles

A deceptively spacious detached five bedroom executive family residence set on the outskirts of this popular market town.

Living/Breakfast Kitchen | Dining Room | Living Room | Five Bedrooms | Two Ensuite Shower Rooms | Family Bathroom | Double Garage |

EPC rating B86

Guide Price: £730,000



Occupying a corner location with views over open countryside on two sides, this deceptively spacious detached, five bedroom executive family residence offers everything one would expect from a contemporary high quality home and should be viewed internally to be fully appreciated.

The impressive central hallway features a returning staircase with a high 18 foot ceiling and then from which all other ground floor rooms are accessed. There is a separate study or sixth bedroom, a large living room with a box bay window with patio doors overlooking the rear garden, which in turn leads to a large living/ breakfast kitchen with quartz work tops and integrated appliances and a separate utility room. There is a spacious dining room or additional family room to the front, also with a bay window.

The property has clean elegant lines with predominantly oak-style Amtico flooring to the majority of the ground floor and at first floor level there are four double and one single bedroom with three bathrooms/shower rooms, two of which are ensuite to the main bedrooms. Views can be enjoyed at this level over the rear garden towards distant countryside and, at the front, towards a designated open space where there is a wild flower garden, areas to picnic, a child's play area and all protecting this position from any further developments.

More technical specifications include Upvc double glazed windows and doors, gas fired central heating with a pressurised hot water system, a double garage and double driveway with an electric car charging point with 4 metre tethered cable. The gardens are well-screened and are child and pet safe, perfect for family alfresco dining, particularly to the west where there is an enclosed courtyard area taking in the afternoon sun.

Only to be described further in superlatives, this is an elegant country retreat occupying the finest location on this small development on the outskirts of this popular south Warwickshire market town.

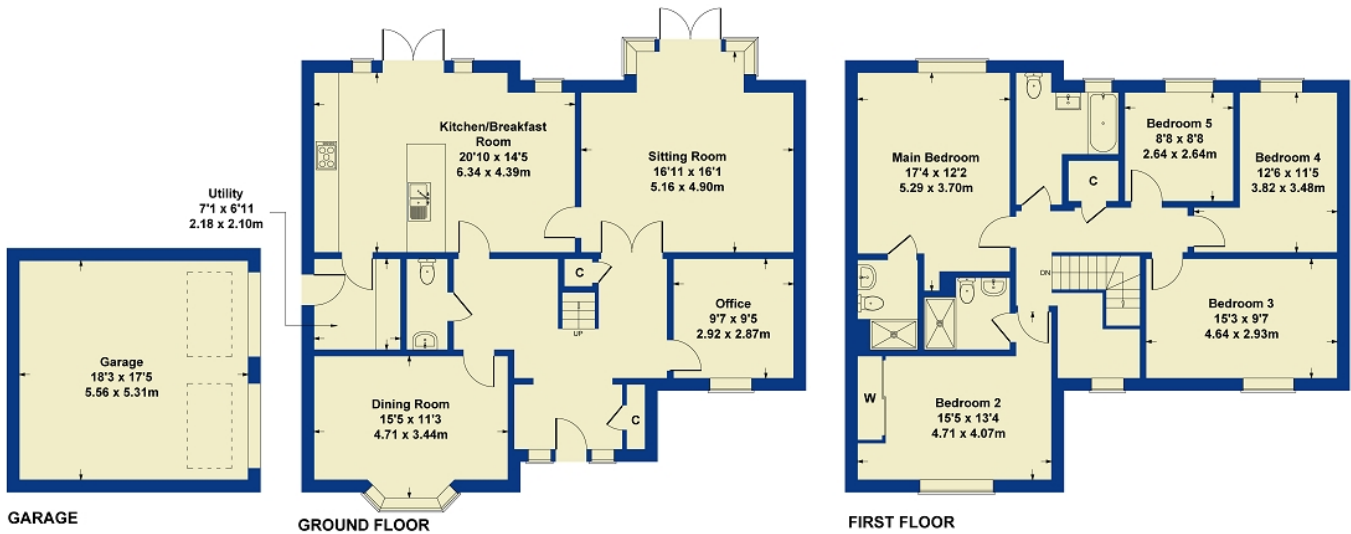
Shipston-on-Stour has its own primary school, secondary and is also within the catchment of Stratford-upon-Avon secondary schools, located approximately eight miles north of Moreton-in-Marsh with its own railway station with direct links to Oxford and London Paddington.



General
Council tax band G

Directions
When entering Shipston-on-Stour from the A429 continue for approximately 1/2 a mile then turning right in to Webb Road, right at the T-junction and follow the road around to the left in to Bland Close. This property is then the last one on the right hand side.

4 Bland Grove, Shipston-on-Stour, CV36 4GP
Approximate Gross Internal Area
2454 sq ft - 228 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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