



Rowett Drive, Shipston-On-Stour

Offers Over £525,000



Situated on a private, no-through road, this four bedroom detached home enjoys the best of both worlds, offering countryside views while remaining within walking distance of local amenities and schools. An ideal family home, combining a peaceful setting with everyday convenience. Upon entering the property, you are welcomed into a central entrance hall, providing access to the principal reception rooms and stairs rising to the first floor. To the left through double doors there is a generous dual aspect sitting room, featuring a charming bay window, double patio doors to the rear garden which offers a comfortable space for relaxing and entertaining. To the rear, the kitchen provides a practical and sociable heart to the home, with a range of fitted units, ample space for a dining table and utility space which can be closed off from the rest of the room. A useful ground floor cloakroom/WC is also conveniently located off the hallway, while a separate study provides an ideal space for home working or quiet study. Moving upstairs, the first floor landing leads to four well proportioned bedrooms, providing excellent flexibility for family living or accommodating guests. The principal bedroom benefits from its own en-suite facilities, and built in wardrobes. The second bedroom also benefits from its own en-suite, while the remaining bedrooms are served by the family bathroom.

Outside, the low maintenance landscaped rear garden, with lawn, raised bed borders, and patios well placed to enjoy the sun throughout the day. The property is complemented by a separate detached garage, providing useful storage and parking facilities. Overall, the accommodation offers a well-balanced layout, combining spacious reception areas with four bedrooms and versatile additional space.

- EPC: B
- Council Tax Band: F
- Tenure: Freehold
- Under The Estate Agency Act 1979. The vendor of this property is an employee of Harrison Hardie.

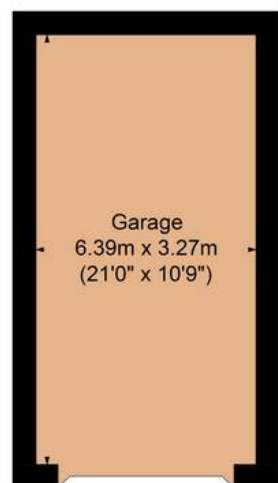




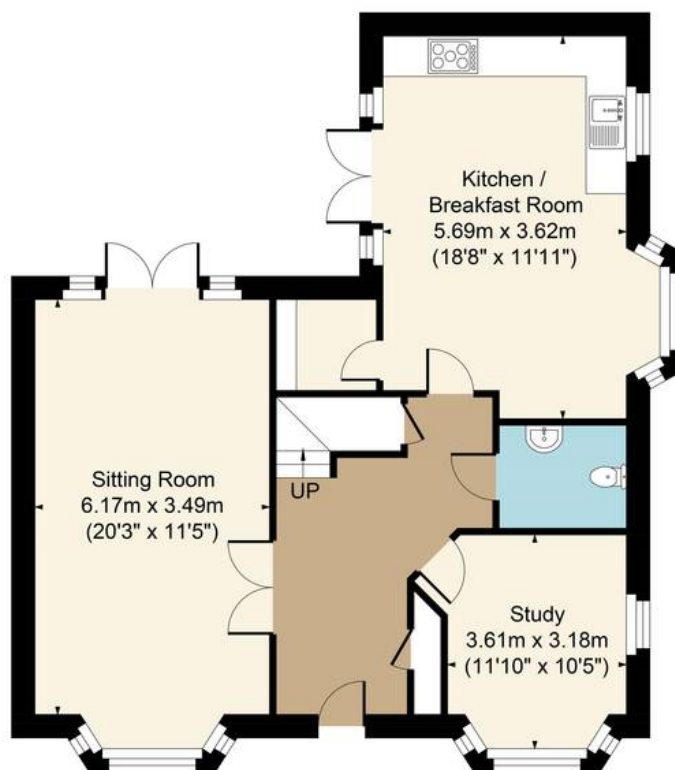
Main House Approx. Gross Internal Area:- 139.63 sq.m. 1503 sq.ft.

Garage Approx. Gross Area:- 20.90 sq.m. 225 sq.ft.

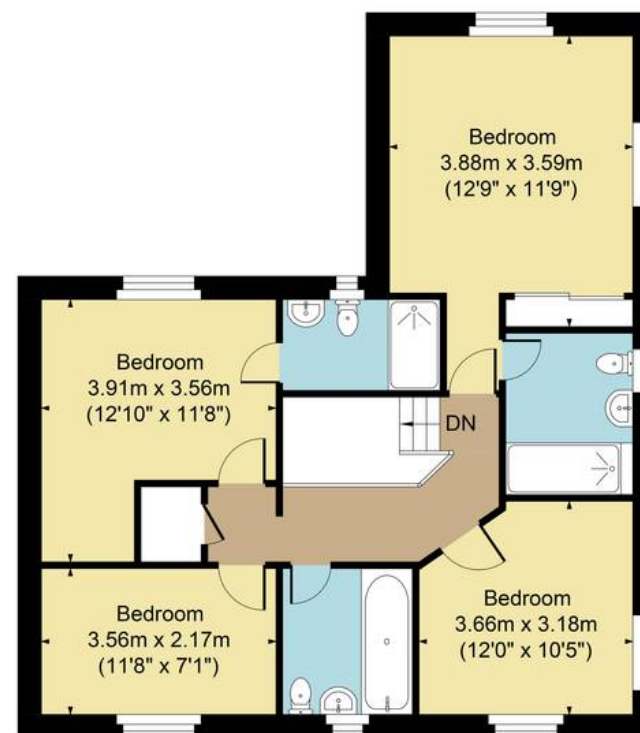
Total Approx. Gross Area:- 160.53 sq.m. 1728 sq.ft.



Garage



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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