





## LANDSDOWNE BUNGALOW DARLINGSCOTE ROAD SHIPSTON ON STOUR WARWICKSHIRE CV35 0LH

6 miles from Moreton in Marsh  
11 miles from Stratford upon Avon  
15 miles from Warwick and Banbury

### A TOWN CENTRE DETACHED ONE BEDROOM BUNGALOW WITH COURTYARD GARDEN AND PRIVATE PARKING

- Living Room
- Kitchen
- One Bedroom
- Shower Room
- Courtyard Garden
- Parking Space
- EPC Band D

**VIEWING STRICTLY BY APPOINTMENT**  
**01926 640 498**  
**[sales@colebrookseccombes.co.uk](mailto:sales@colebrookseccombes.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, primary and secondary schooling, recreational facilities and restaurants serving its own population and a number of surrounding villages. The Cotswold Hills are a short distance away, offering a wide range of outdoor pursuits and activities. There are mainline stations at Moreton-in-Marsh and Banbury with train services to Oxford, London and Birmingham.

**Lansdowne Bungalow** is understood to date back to the early 1990's and comprises a well presented and well maintained detached one bedroom bungalow. The property has the benefit of uPVC double glazing, gas fired central heating and a recently replaced conservatory.

#### THE GROUND FLOOR

**Living Room.** With outlook to the front of the property, exposed beams to ceiling, built in storage cupboard. Opening leads to: **Kitchen.** Fitted with wood effect worktop to three walls with range of cupboards and drawers under. Inset four ring electric hob with single electric oven under. Inset stainless steel single bowl single drainer sink with mixer tap. Space and plumbing for washing machine, space for fridge. Roof light to ceiling. **Conservatory** with windows to three sides and glazed door to courtyard garden. **Bedroom** with window to front and roof light to part vaulted ceiling. **Shower room** enclosed shower cubicle with sliding doors, wash hand basin to vanity unit, close coupled WC. Roof light to ceiling, illuminated mirror, extractor fan.

#### OUTSIDE

Pedestrian access from Darlingscote Road opens to a South-West facing courtyard garden with outside lighting and leads to the front door. The property has one tarmac parking space with adjacent to the courtyard.



### GENERAL INFORMATION

#### Tenure

Freehold with Vacant Possession.

#### Services

Mains water, gas, drainage, and electricity are connected.

Ofcom anticipated Broadband Speed: Ultrafast

Ofcom anticipated outdoor Mobile reception likely: O2, Vodafone, EE, Three.

#### Council Tax

Payable to Stratford District Council - Listed in Band C

#### Energy Performance Certificate

Current: 67 Potential: 87 Band: D

#### Fixtures and Fittings

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

#### Material information:

No known property issues including: location, planned works on property, complex issues, rights or restrictions, rights of way or easements, risk of flood, planning permissions, property adaptations, neighbour issues, significant events.

#### Directions

CV36 4DR

From the town centre proceed along Sheep Street, turning right into Darlingscote Road at the top, where the property will be found on the right-hand side identified by our For Sale board.

What3Words:

///clerk.plantings.whizzed

#### 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.

**CS-2286/01.07.2025**