

Peter Clarke



2 Marston Mews, Long Marston, Warwickshire, CV37 8AG

- Deceptively spacious four double bedroom Mews house
- Open plan kitchen/dining/family room
- Woodburner and underfloor heating
- Utility and cloakroom
- Two ensuites and family bathroom
- Private rear garden
- Communal front garden
- Allocated parking



£475,000

A deceptively spacious four double bedroom home with rural surroundings. Open plan kitchen/dining/family room, large utility and cloakroom. On the first floor there are four double bedrooms, two with en-suite shower rooms plus a family bathroom. Communal front garden with two allocated parking spaces, visitor parking and a private rear garden.

#### LONG MARSTON

is a small Warwickshire village approximately 7 miles from Stratford upon Avon. The village has its own shop/Post Office, Inn and Church. Welford on Avon Junior School is approx. 2 miles (currently with bus service), There is an established bus route from the end of the private lane to Stratford via Welford, and a possibility of school bus pick up to Chipping Campden. The Green Way cycle path is 5.8 miles to Stratford upon Avon.

#### MARSTON MEWS

This is a small development of four Mews houses completed in 2015. Approached by a long private driveway these houses were built to a superb specification with landscaped grounds and allocated parking. Local amenities including shops and pubs are nearby in the villages of Long Marston and Mickleton. The estate is equidistant between Chipping Campden and Stratford upon Avon.

#### ACCOMMODATION

The front door opens into the L shaped hallway connecting to the principal room, with a door to the utility and stairs to the first floor. Mainly wooden flooring with some sections of tiled flooring benefitting from underfloor heating throughout the downstairs, leading to a stunning open plan kitchen, dining, living area. The kitchen, with its own tiled flooring, offers a range of fitted units, with a large Rangemaster oven with gas hob, integrated American style fridge freezer and dishwasher. This dual aspect room also has a wood burner with French doors giving access to the rear garden. There is also a large utility room with tiled floor and sink, built in storage cupboards with space and plumbing for a washing machine and tumble dryer. There is a door to the garden plus a cloakroom with sink and WC. On the first floor there are four double bedrooms, two having en-suite shower rooms as well as a family bathroom. Outside there is an enclosed private rear garden, and a communal front garden. Allocated and visitor parking.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains electricity and water are connected to the property. There is a private Klargester drainage system and water attenuation tank. LPG heating to first floor radiators, underfloor heating to ground floors. However, all this information should be checked by your solicitor before exchange of contracts.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

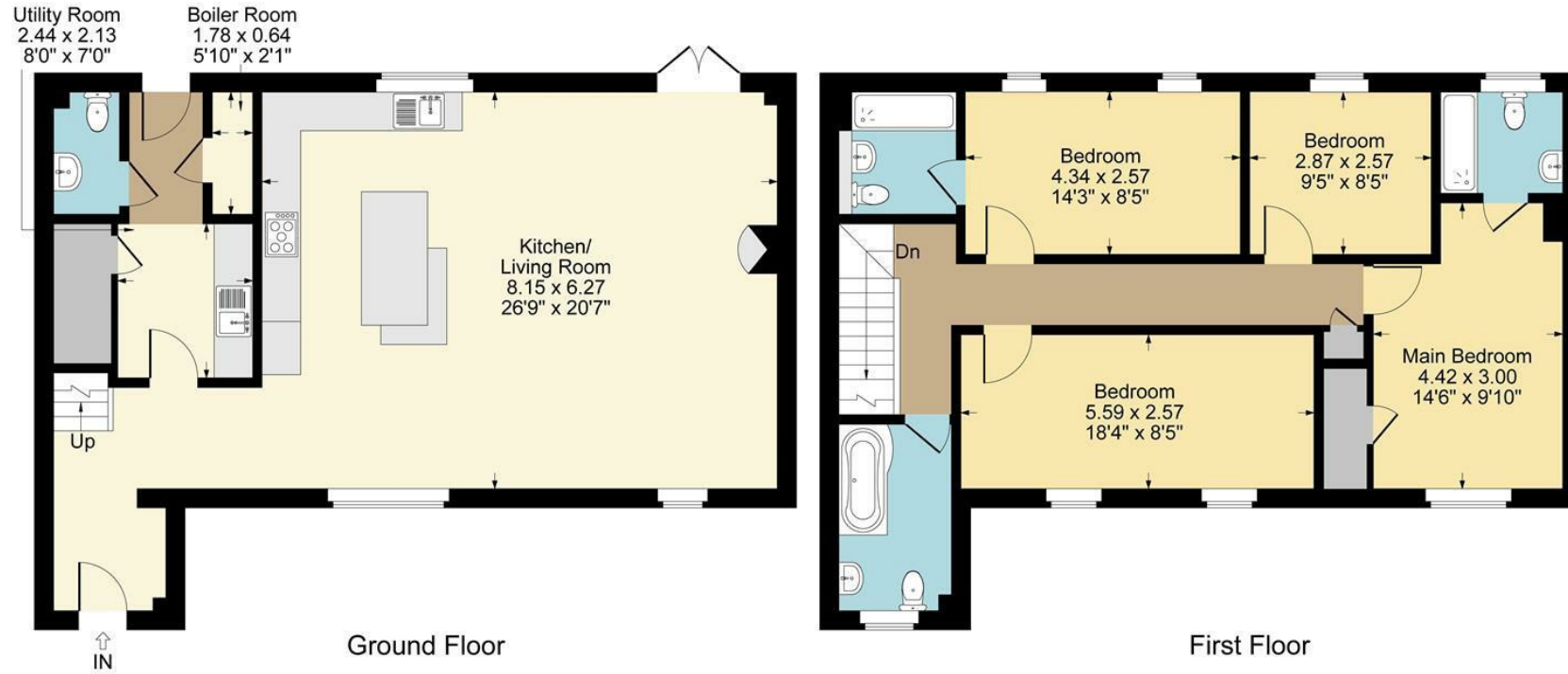
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band F.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** C. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.



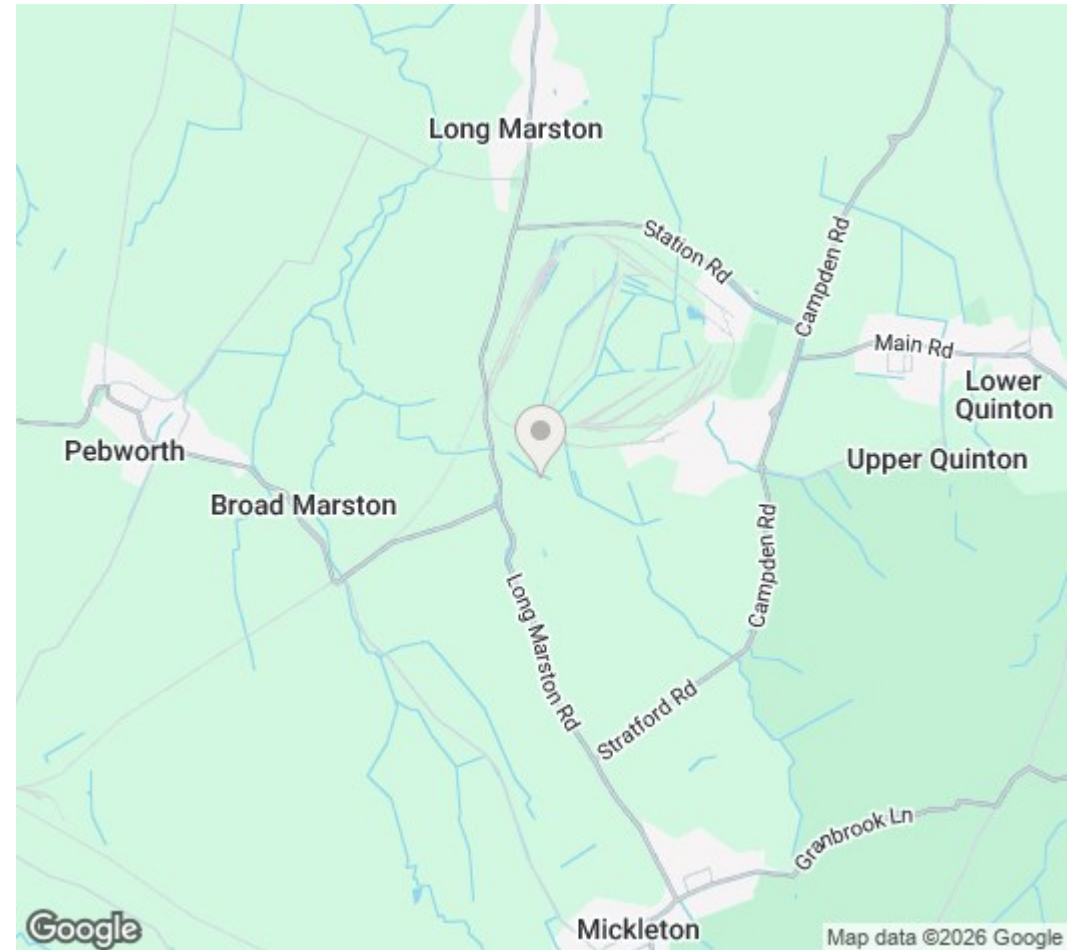
## 2 Marston Mews, Long Marston



Ground Floor

First Floor

Approximate Gross Internal Area  
Ground Floor = 75.30 sq m / 811 sq ft  
First Floor = 75.30 sq m / 811 sq ft  
Total Area = 150.60 sq m / 1622 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.



DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

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