



Peter Clarke

3 Roman Way, Halford, Shipston-on-Stour, Warwickshire, CV36 5BZ

- Light & Spacious Detached Property
- Countryside Views to the Front
- Four Double Bedrooms
- Large Dining Conservatory
- Sitting Room with Wood Burning Stove
- Kitchen/Breakfast Room & Garden Room
- Ground Floor Shower Room & Utility
- Main Bedroom with En-Suite & Dressing Room
- Landscaped Rear Garden
- Driveway & Garage Providing Off Road Parking



Offers Over £775,000

A light and spacious four bedroom detached property with versatile accommodation and open countryside views to the front, situated on a no through road in the village of Halford. Halford is about four miles from Shipston on Stour which has a range of facilities including supermarkets, schools, leisure centre, restaurants and independent shops and approximately eight miles from Stratford upon Avon which has a wider range of amenities. The accommodation briefly comprises of conservatory, sitting room, kitchen/breakfast room, garden room, utility and shower room to the ground floor. To the first floor there are four double bedrooms and a bathroom. The main bedroom has an en-suite and dressing room. Outside there is a driveway, garage and landscaped rear garden with summer house and greenhouse. Viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

The main entrance is through double doors into a large glazed conservatory which is currently used as a dining room. This leads through to the entrance hall which has stairs leading to the first floor and opens into the dual aspect sitting room which has a feature fireplace and wood burning stove. The open plan kitchen/breakfast room has a range of base, wall and drawer units with work surfaces over, stainless steel sink and drainer, integrated double oven, ceramic hob with extractor above, space and plumbing for dishwasher and space for an American style fridge/freezer. The garden room has a vaulted lantern style roof and has sliding doors to the garden. The ground floor shower room has a door through to the utility room which has storage, stainless steel sink and drainer and space and plumbing for appliances with a door leading to the rear garden. To the first floor there are four double bedrooms and a bathroom. The main bedroom has an en-suite shower room and dressing room. To the front of the property there is a pretty garden and a gravel driveway providing off road parking for several cars and a garage with up an over door. The rear garden has been landscaped to provide a patio area, raised lawn, summer house, established borders and a fence separating the greenhouse and shed.

GENERAL INFORMATION

TENURE The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES We have been advised by the vendor that mains electricity, water and drainage are connected to the property. However, this should be checked by your solicitor before exchange of contracts. Oil fired central heating.

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 Stratford on Avon District Council and is understood to lie in Band E.

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

VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS



3 Roman Way, Halford

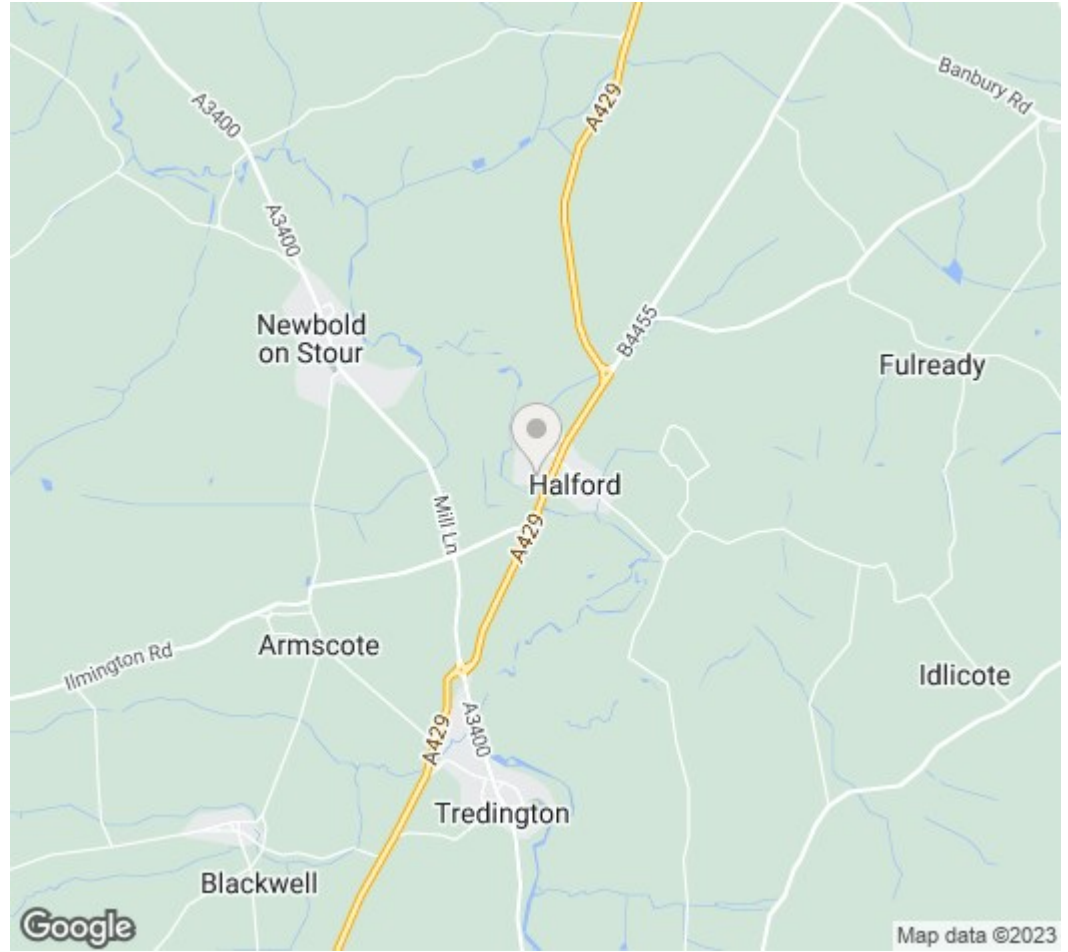


Ground Floor

First Floor

Approximate Gross Internal Area
 Ground Floor = 134.33 sq m / 1446 sq ft
 First Floor = 71.33 sq m / 768 sq ft
 Garage = 14.32 sq m / 154 sq ft
 Total Area = 219.99 sq m / 2368 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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serving South Warwickshire & North Cotswolds

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