



Peter Clarke

Plum Trees, Idlicote Road, Halford, Shipston-on-Stour, CV36 5DQ

## Plum Tree House, Halford



Approximate Gross Internal Area  
 Ground Floor = 165.97 sq m / 1787 sq ft  
 First Floor = 131.73 sq m / 1418 sq ft  
 Second Floor = 87.02 sq m / 937 sq ft  
 Garage = 39.67sq m / 427 sq ft  
 Total Area = 424.39 sq m / 4569 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.



- A substantial, detached residence
- Six bedrooms, four bathrooms and a huge family kitchen dining room
- G.I.A. of 4,142 sq.ft. and garage 427 sq.ft.
- Occupying an elevated position overlooking the Stour valley, set in just over an acre
- Large detached garage, driveway and garden
- Extensive use of glass and full width bi-folding doors to rear



Offers Based On  
£1,595,000

A substantial, detached residence with river frontage to the Stour, occupying an elevated position overlooking the Stour valley, set in just over an acre. Set back off the road behind a driveway extending to parking and turning area, a large detached double garage and paved pathways and gravelled turning area with electric vehicle charging point. With six bedrooms, four bathrooms and a huge family kitchen dining room, sitting room and study, G.I.A. of 4,569 sq.ft., on an acre riverside plot. Extensive use of glass including a floor to ceiling front gable window and almost full width bi-folding doors to the rear, the property is bathed in light to its westerly rear aspect.

#### ACCOMMODATION

An impressive stainless steel handled front door opens to

#### ENTRANCE HALL

with full height vaulted ceiling to the second floor, herringbone light oak finish flooring featured throughout. Under stairs cupboard. Bespoke oak staircase with glass and stainless steel gallery effect from the first floor.

#### FITTED CLOAKROOM

with wc and wash hand basin.

#### SITTING ROOM

#### OFFICE

#### FAMILY KITCHEN AND BREAKFAST ROOM

with attractive painted base and wall cupboard and drawer units with brushed steel furniture and quartz working surface, Quooker boiling water tap, one and a half bowl stainless steel sink, Rangemaster stove and built in Samsung American style fridge freezer with ice and water dispenser, pull out larder cupboard and drawers to both sides with useful storage over. Matching central island unit with deep, wide pan drawers. Integrated recycling bin, integrated Cayple dishwasher.

#### HUGE OPEN PLAN FAMILY DINING AREA

with excellent full width, cornerless bi-fold doors, all enjoying outstanding views over the garden and Stour valley beyond.

#### UTILITY ROOM

with wall, cupboard and drawer units matching the kitchen, single stainless steel sink, door to rear garden and door off to pantry and further to

#### PLANT ROOM

with large Grant hot water tank, pressurised system.

#### FIRST FLOOR LANDING

open to second floor ceiling with velux roof light, continued oak, glass and stainless steel staircase.

#### PRINCIPAL BEDROOM SUITE

Juliet balcony and French doors to rear overlooking the garden. His and hers walk in wardrobes.

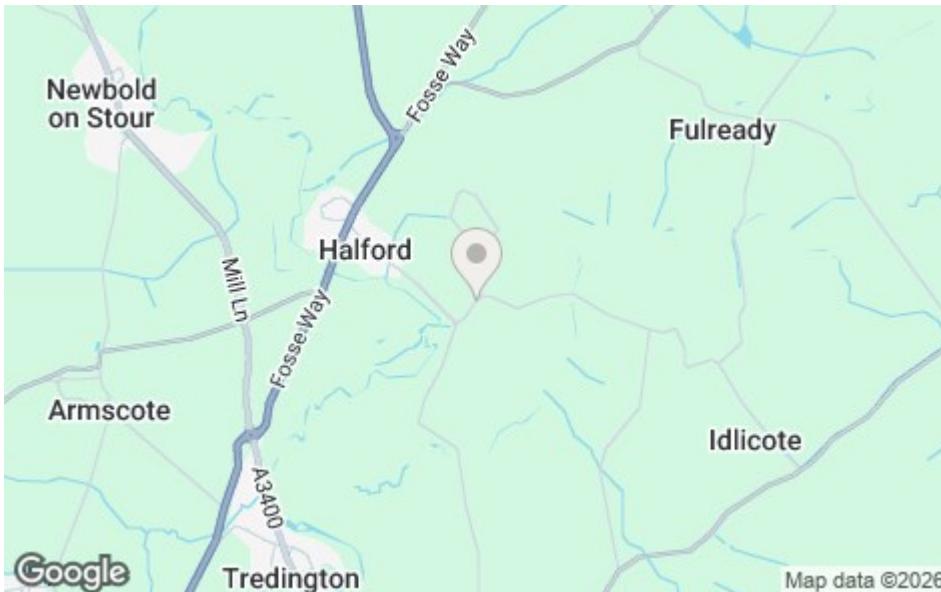
#### EN SUITE SHOWER ROOM

wc, wash hand basin to built in cupboard and wet room style shower with overhead and hand held shower attachments.

#### THREE FURTHER DOUBLE BEDROOMS







## **FAMILY BATHROOM**

bath, wc, wash hand basin to built in cupboard and wet room style shower with overhead and hand held shower attachments.

## **SECOND FLOOR LANDING**

## **TWO EXCELLENT DOUBLE BEDROOM SUITES**

with views over the garden, wardrobes and each having

## **EN SUITE SHOWER ROOMS**

wc, wash hand basin to built in cupboard and wet room style shower with overhead and hand held shower attachment.

## **OUTSIDE**

To the front is a large parking and turning area in front of the detached double garage, with Sync Energy EV charging point. To the rear is a large decked terrace, with stainless steel and glass balcony. The residential curtilage is mainly turfed with seeded agricultural land beyond. Post and rail fencing on either side. External cold water tap. Long river frontage.

## **DETACHED DOUBLE GARAGE**

## **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 and water are connected to the property. There is a private drainage system. Heating is provided by air source heat pump. However this 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 yet to be accessed.

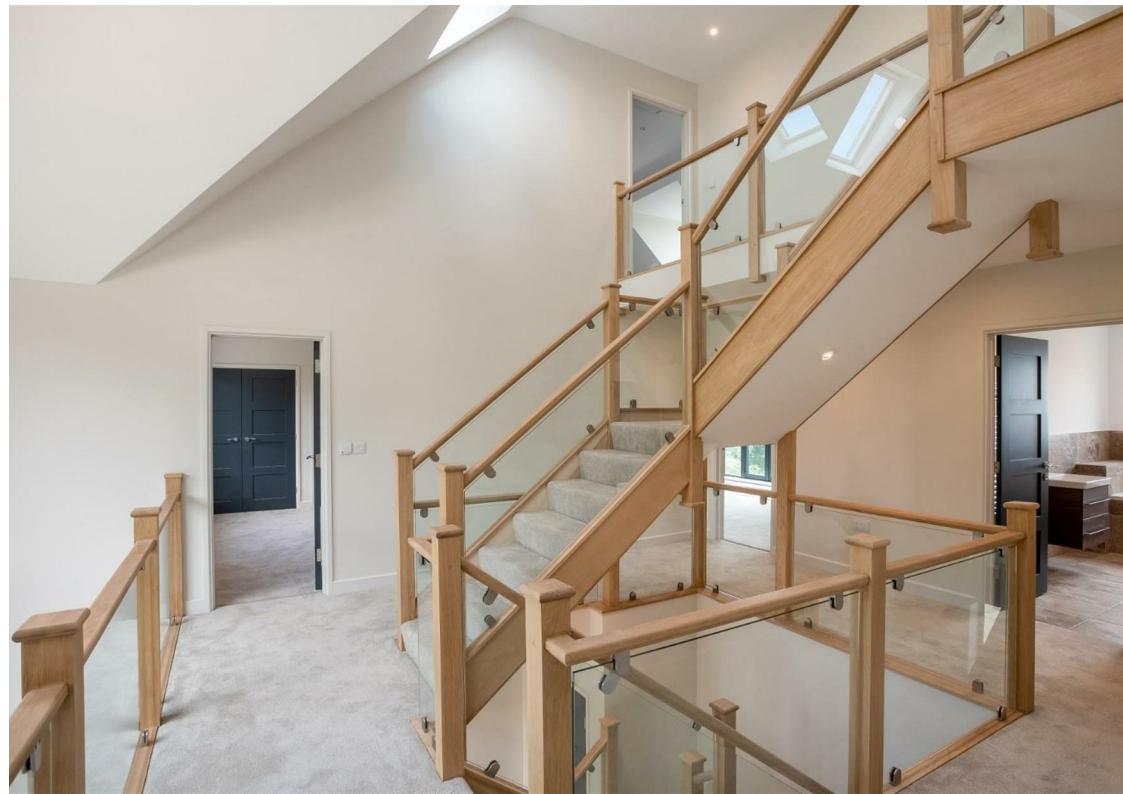
**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** B. A full copy of the EPC is available at the office if required.

**WARRANTY:** Remainder of ten year structural warranty.

**COMMUNITY INFRASTRUCTURE LEVY:** Responsibility of the seller.

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

**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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