

Peter Clarke



Oakfield , Tredington, Shipston-On-Stour, CV36

£900,000

- Beautifully Presented Detached Property
- Built in 2017 by Stratford Homes
- Fully Fitted Kitchen/Breakfast Room
- Three Versatile Reception Rooms
- Underfloor Heating to the Ground Floor
- Five Bedrooms
- Two En-Suite Bathrooms & Additional Shower Room
- Double Garage & Driveway Providing Ample Parking
- South West Facing Garden
- 2,956 Sq Ft on a Plot of Almost Half an Acre



Oakfield is a beautifully presented five bedroom property which was built by local builders in 2017. The property sits on a plot of almost half an acre and is just over 2,900 sq ft. A spacious kitchen/breakfast room with an additional three reception rooms make the ground floor accommodation versatile and adaptable to various styles of living. To the first floor there are five bedrooms, there are three doubles with two having en-suite bathrooms and an additional shower room. A double garage and driveway with plenty of off road parking is another advantage of this unique and individual property.

#### ACCOMMODATION

The property is approached via oak gates onto a gravel drive which provides ample parking for several cars. The porch leads to an entrance hall with Karndean flooring throughout the ground floor which also benefits from under floor heating. There is a cloakroom and good sized under stairs storage cupboard with an oak staircase leading to the first floor. The kitchen/breakfast room has a range of base, wall and drawer units with granite work surfaces over and a ceramic sink and drainer with mixer taps. Integrated appliances include a Neff dishwasher, Neff microwave, Fisher & Paykel fridge freezer and Rangemaster Toledo oven. Adjoining the kitchen is a good sized utility room with AEG washing machine and wall mounted gas boiler. The sitting room has a feature brick fireplace with wood burning stove and double doors leading to the rear garden with an archway into the dining room. An additional reception is currently used as a home office/study. The first floor landing has an airing cupboard, additional storage cupboard and access to loft space. There are five bedrooms with built in wardrobes, two having en-suite bathrooms and an additional shower room. The south west facing garden has a fenced boundary to all sides, with a patio area, well maintained lawn and mature trees. The double garage has an up and over door, pedestrian access, power and light with useful overhead storage.

#### 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, gas, water and drainage are connected to the property. However, this should be checked by your solicitor before exchange of contracts. Gas 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 G

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

**VIEWING:** By Prior Appointment with the Selling Agents.

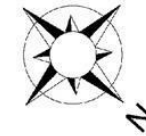
**REGULATED BY RICS**



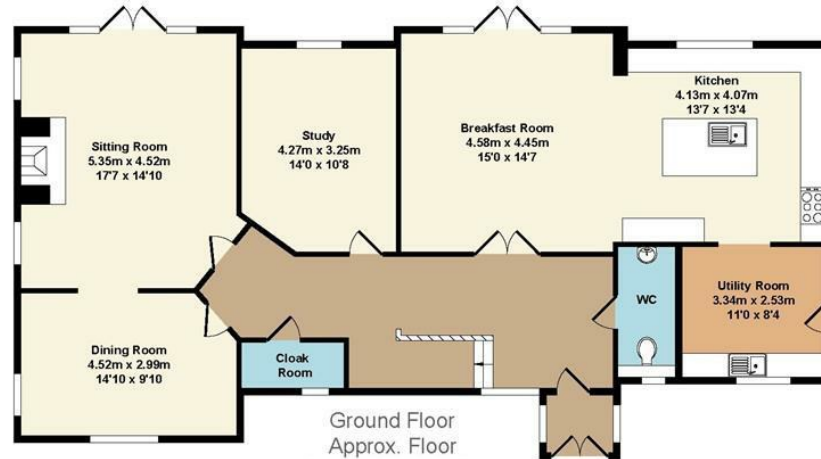
## Tredington, CV36 4NS

Total Approx. Floor Area 274.70 Sq.M. (2956 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



First Floor  
Approx. Floor  
Area 114.50 Sq.M.  
(1232 Sq.Ft.)

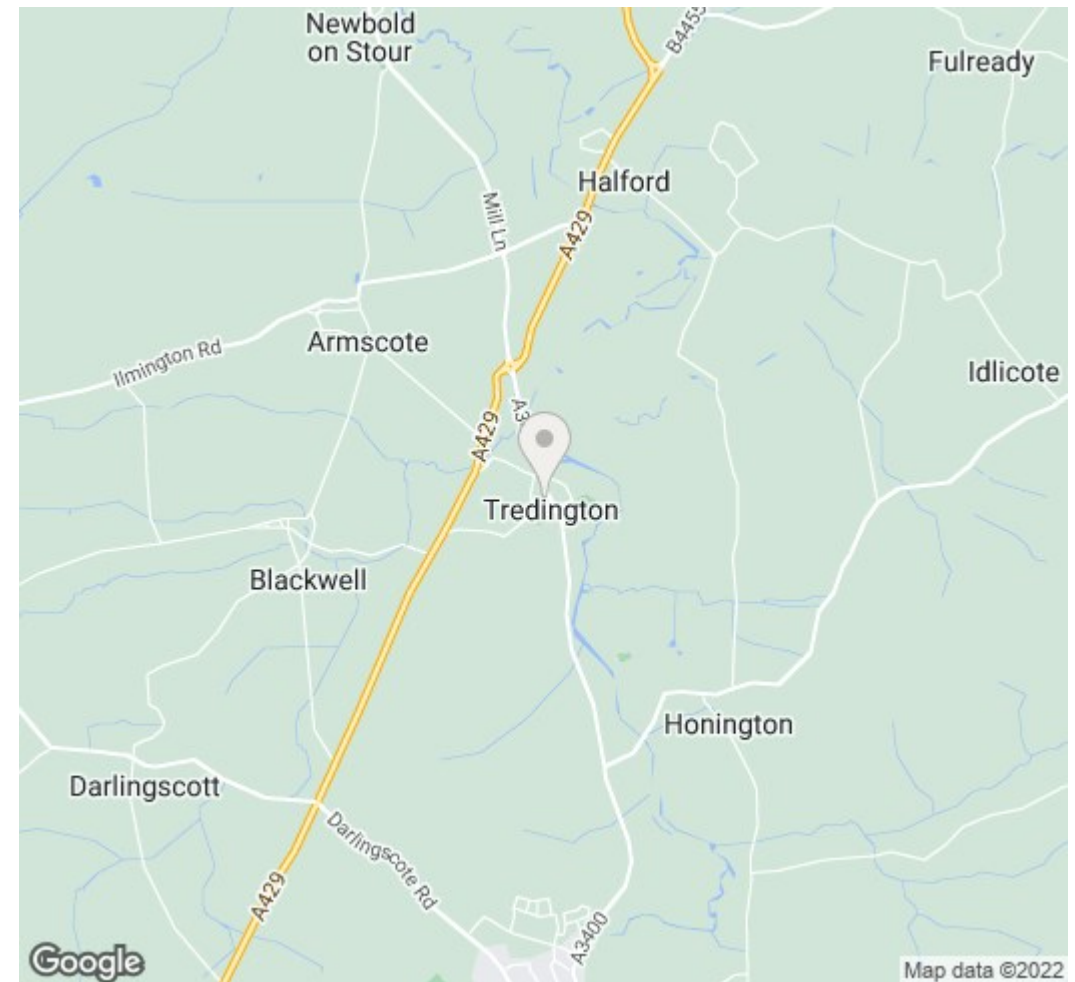


Ground Floor  
Approx. Floor  
Area 128.60 Sq.M.  
(1384 Sq.Ft.)



Garage  
Approx. Floor  
Area 31.60 Sq.M.  
(340 Sq.Ft.)





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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13 High Street, Shipston-on-Stour, Warwickshire, CV36 4AB  
Tel: 01608 260026 | [shipston@peterclarke.co.uk](mailto:shipston@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)



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