

Peter Clarke

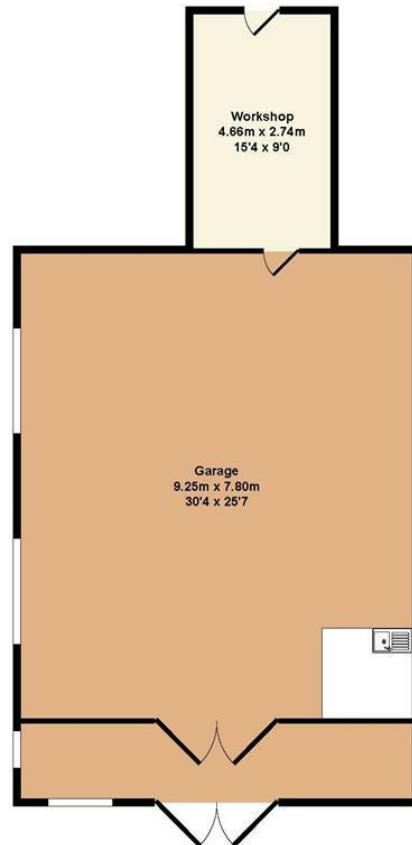


The Carriages Halford Road, Armscote, Stratford-upon-Avon, Warwickshire, CV37 8DN

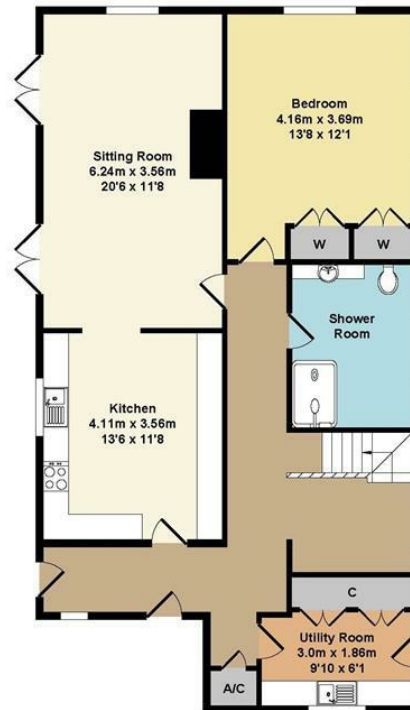


Halford Road, Armscote, CV37 8DN  
Total Approx. Floor Area 301.70 Sq.M. (3247 Sq.Ft.)

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.



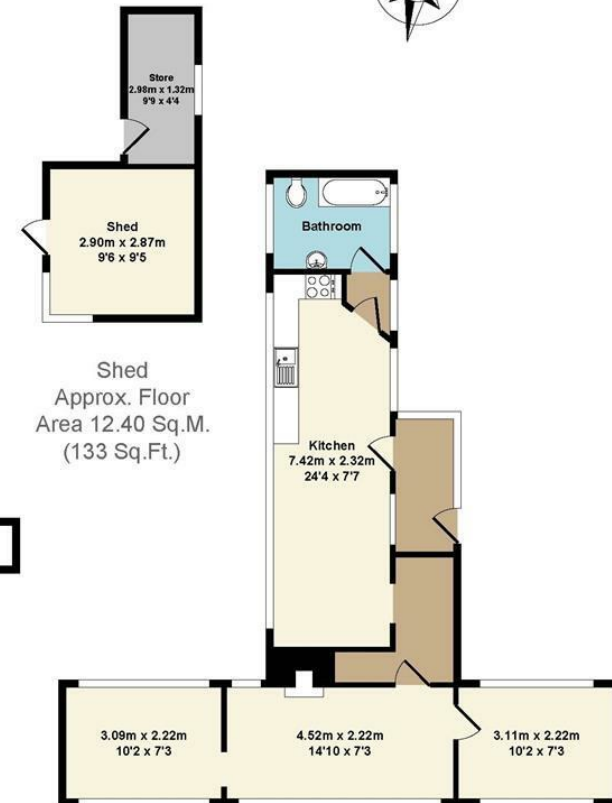
Garage  
Approx. Floor  
Area 97.70 Sq.M.  
(1052 Sq.Ft.)



Ground Floor  
Approx. Floor  
Area 94.90 Sq.M.  
(1021 Sq.Ft.)



First Floor  
Approx. Floor  
Area 42.20 Sq.M.  
(454 Sq.Ft.)



Outbuilding  
Approx. Floor  
Area 54.50 Sq.M.  
(587 Sq.Ft.)



- Idyllic setting adjoining farmland
- One acre plot (1.05)
- Detached chalet bungalow
- Large workshop and stores
- Beautiful cottage gardens
- Two early railway carriages
- Early viewing recommended



Offers Over £745,000

In an idyllic setting adjoining open farmland, a unique two/three bedroom chalet bungalow residence, set in just over an acre (1.05). Retaining the two (originally sited) adjoining railway carriages beside the property and within the beautiful cottage gardens. A great opportunity is presented and the property is made even more desirable by the extensive workshops/outbuildings that offer scope for work from home, cars, or business solutions. The gardens are incredibly well stocked and mature and enjoy great privacy, particularly with the established variety of trees. All elements combine here to make a highly desirable proposal.

#### ACCOMMODATION

A pair of remotely operated wrought iron gates open to a gravelled driveway and turning area, leading up to

#### CANOPY PORCH

#### ENTRANCE HALL

with door to side, stone floor, airing cupboard with hot water tank.

#### INNER HALL

stairs to first floor.

#### UTILITY/LAUNDRY ROOM

with base and wall cupboard and drawer units, single stainless steel sink, space for washing machine, space for tumble dryer, Worcester gas fired central heating boiler.

#### GROUND FLOOR SHOWER ROOM

with shower, wc and wash hand basin to built in cupboards.

#### KITCHEN

with range of base and wall cupboard and drawer units, granite working surfaces, four ring gas hob with hood over. Neff integrated dishwasher, one and a half bowl stainless steel sink, continued stone floor, space for American style fridge freezer. Archway off to

#### SITTING ROOM

American oak floor, two pairs of French doors to side terrace and garden, raised open fireplace, window to rear.

#### GROUND FLOOR BEDROOM

with fitted wardrobes.

#### FIRST FLOOR LANDING

Stairs rise from the inner hallway to the landing with fitted cupboards and off to

#### SHOWER ROOM

with wc, wash hand basin and shower cubicle.

#### BEDROOM TWO

interconnecting to

#### BEDROOM THREE/STUDY/DRESSING ROOM

#### OUTSIDE

#### RAILWAY CARRIAGES

Thought to be nineteenth century and from Welsh and/or Great Western Railway.

#### CARRIAGE ONE

with a kitchen/dining room with open fireplace.

#### CARRIAGE TWO

comprising sitting room including an open fireplace and two bedrooms.

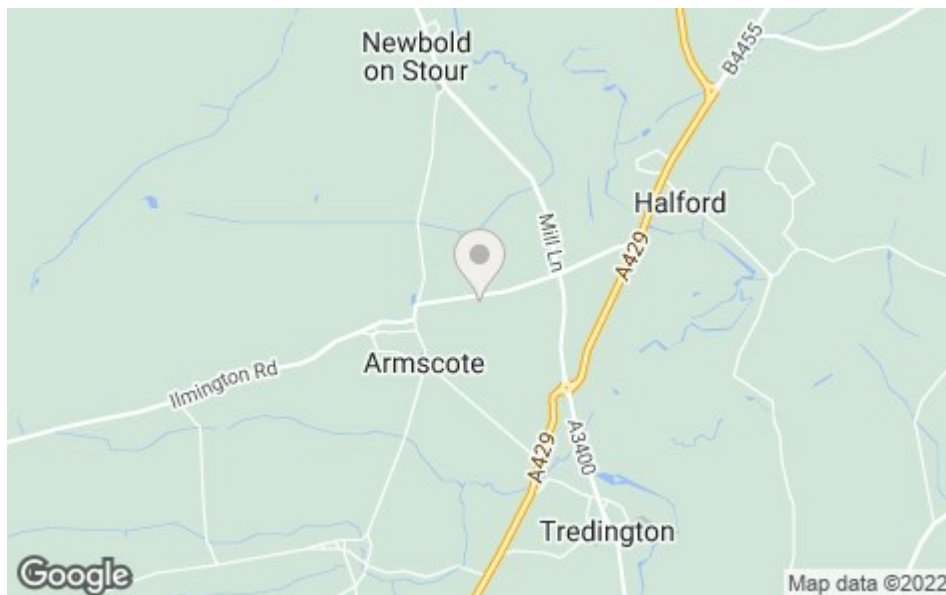












The carriages are very charming, but are ready for improvement, or perhaps a new journey!

#### FORE AND SIDE GARDEN

A pair of electrically operated gates lead out onto the road. There is a gravelled driveway and informal cottage gardens to the side. Stone pathways lead beyond the lawned sitting areas with a rose arbour and beside the sitting room, a side terrace with steps down to

#### REAR GARDEN

with the main area of lawned garden and an archway through to a natural pond and fruit and vegetable beds behind nets. A variety of trees are studded through the gardens including walnut, pear, plum and greengage.

From the front gravelled driveway, a further gravel drive leads down to almost the foot of the garden where a large workshop and shed are located.

#### LARGE WORKSHOP

The main workshop area has a kitchenette with sink, together with work benches, a wood burning stove and leading on to a further workshop area previously used for carpentry. All have power and light.

Located in the gardens is a potting shed with a lean-to and garden store. The plot measures 1.05 acres overall.

#### 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 and water are connected to the property. Private drainage (via septic tank). 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 understood to lie in Band D.

**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 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.





# Peter Clarke



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serving South Warwickshire & North Cotswolds

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