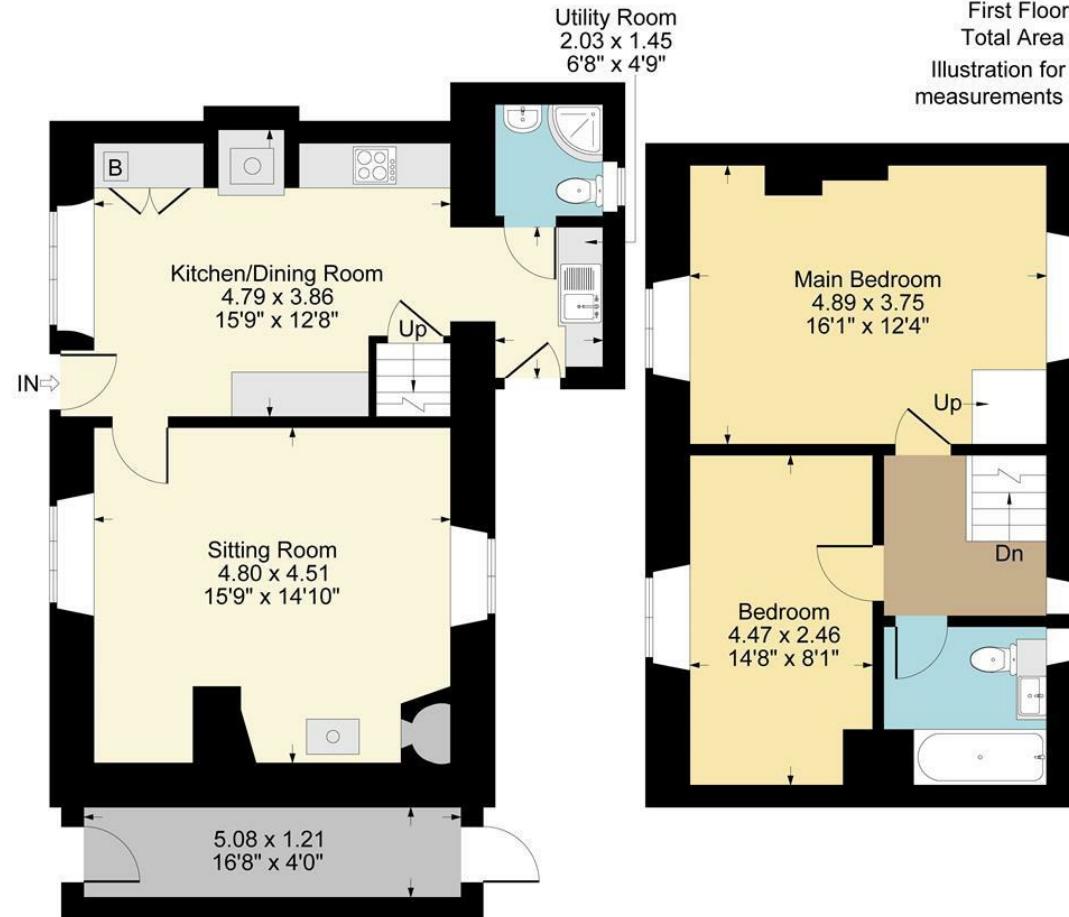




Peter Clarke

Theatre Cottage, Ilmington Road, Armcote, Stratford-upon-Avon, CV37 8DD

### Theatre Cottage, Armscote



Ground Floor

First Floor

Approximate Gross Internal Area  
Ground Floor = 56.45 sq m / 608 sq ft  
First Floor = 40.03 sq m / 431 sq ft  
Total Area = 96.48 sq m / 1039 sq ft

Illustration for identification purposes only,  
measurements are approximate, not to scale.

- Grade II listed with a wealth of character features
- Two double bedrooms, main bathroom and ground floor shower room
- Landscaped gardens and gated driveway
- Expired planning permission for erection of a garage with ancillary accommodation over
- Popular village with a highly rated public house
- Viewing highly recommended



£445,000

Theatre Cottage is a charming Grade II listed cottage located in the heart of Armscote. With a wealth of character features, landscaped garden and a separate gated driveway, which has an expired planning permission for the erection of a garage and ancillary accommodation over.

#### ACCOMMODATION

The front door opens into

#### KITCHEN/DINING ROOM

with exposed ceiling beams, window to front, feature fireplace housing wood burning stove, range of wall and base units with wood effect work top over incorporating four ring electric hob with extractor fan hood over, double cupboard housing combi boiler and fuse board, integrated low level fridge and freezer, engineered wood flooring. Opens into

#### UTILITY ROOM

with door to garden, wall and base units with work top over incorporating stainless steel sink with drainer, integrated washing machine.

#### GROUND FLOOR SHOWER ROOM

with obscured glass window to rear, corner shower cubicle, wash hand basin, wc, chrome heated towel rail, engineered wood flooring.

#### SITTING ROOM

with dual aspect, exposed ceiling beams, inglenook fireplace housing wood burning stove and with flag stone hearth.

#### FIRST FLOOR LANDING

with window to rear and loft hatch.

#### DOUBLE BEDROOM

dual aspect.

#### DOUBLE BEDROOM

with window to front.

#### BATHROOM

with window to rear, bath with shower over, wash hand basin and wc unit with low level cupboard, chrome heated towel rail, wood flooring.

#### OUTSIDE

To the front are planted beds, covered side passage with internal power and light.

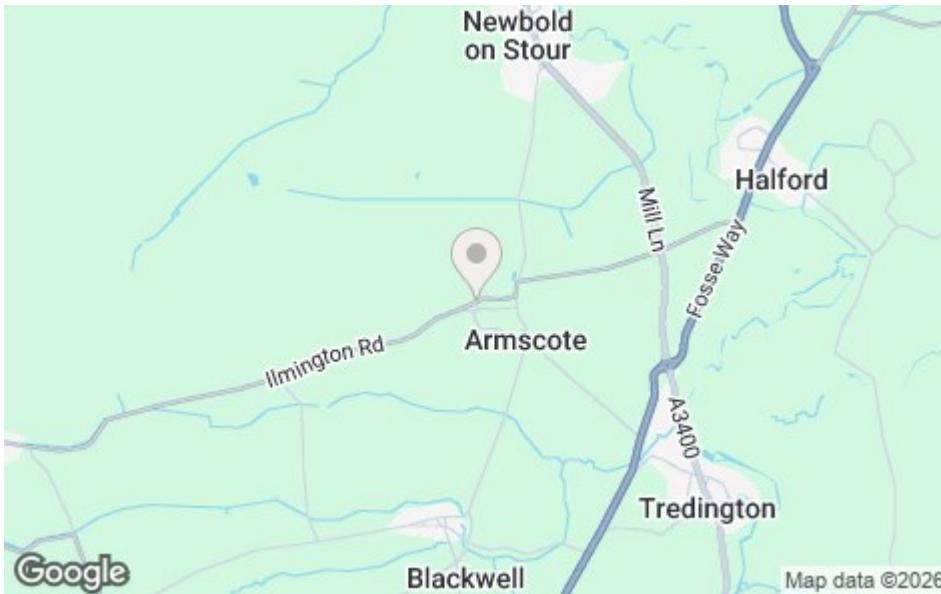
#### REAR GARDEN

There is a mix of paved pathways, patios, stone chipping walkways and laid to lawn. Planted beds, mature shrubs and trees, timber shed, outside light and tap, mix of walled and panelled fence boundaries.

Opposite the property is a gated driveway with a mid height wall and five bar gate and hardstanding for parking.







## GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. It is believed there is a flying freehold over the side passageway. 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 and is understood to lie in Band D.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** NOT 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.



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