

Peter Clarke



Forge Cottage Fant Hill, Upper Brailles, OX15 5AY

- Three Bedroom Cottage in Sought After Village of Brailes
- New Windows, Bathrooms & Kitchen
- Wood Burning Stove & Modern Electric Radiators
- Two Reception Rooms
- Raised Patio Garden
- Ideal Investment Property
- NO ONWARD CHAIN



£425,000

A spacious three bedroom cottage which has been tastefully refurbished to a high standard by the current owner. This includes new double glazed windows and doors, electric radiators, new bathrooms and a high quality kitchen. The accommodation briefly comprises of two reception rooms, kitchen/breakfast room and boot room to the ground floor. To the first floor there is a bedroom with en-suite, two further bedrooms and a bathroom. To the rear of the property there is a raised patio garden. Viewing is highly recommended to appreciate the accommodation on offer. NO ONWARD CHAIN

ACCOMMODATION

The front door leads into a sitting room with a feature fireplace and wood burning stove which then leads into an additional reception room. The kitchen/breakfast room has had a new kitchen fitted with a range of base, wall and drawer units with work surfaces over, ceramic sink and drainer with mixer tap and integrated appliances to include an electric oven with induction hob and extractor fan above, fridge/freezer, washing machine and dishwasher. There is a door to the rear garden and sliding doors leading to the boot room which has a door to the rear garden. To the first floor there is a bedroom with an en-suite shower room, two additional bedrooms and a bathroom with a luxury free standing bath. To the rear of the property there is a raised low maintenance patio garden and a gate giving side access to the front of the property.

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. Electric heaters.

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 C

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

VIEWING: By Prior Appointment with the Selling Agents.

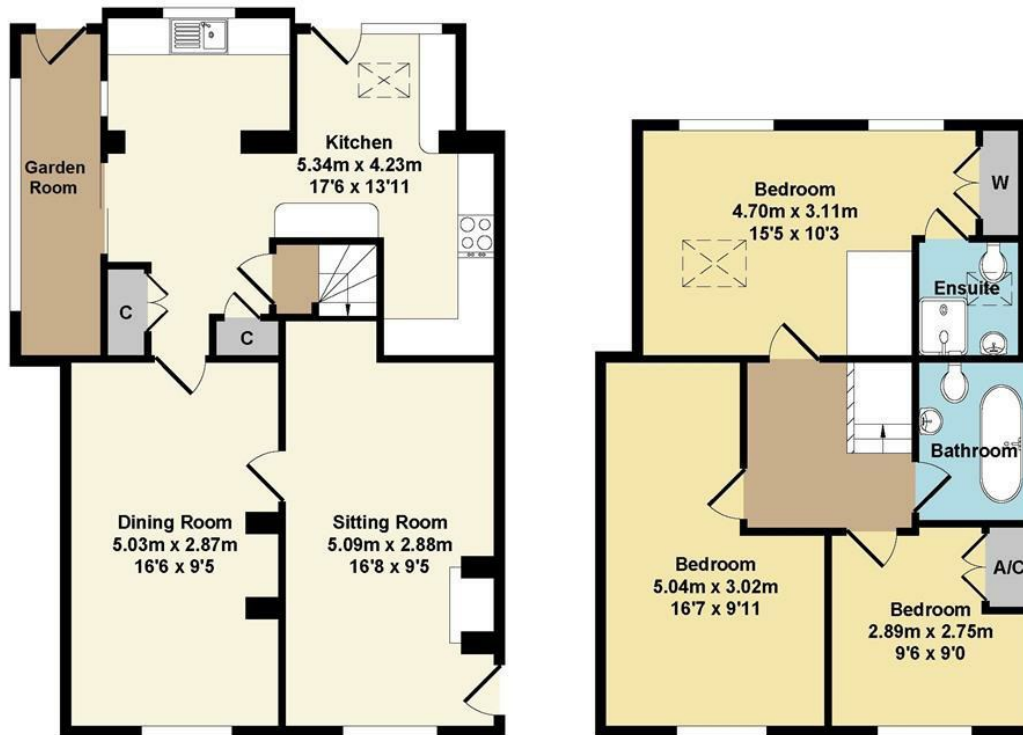
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Fant Hill, Upper Brailes, OX15 5AY

Total Approx. Floor Area 104.30 Sq.M. (1122 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.

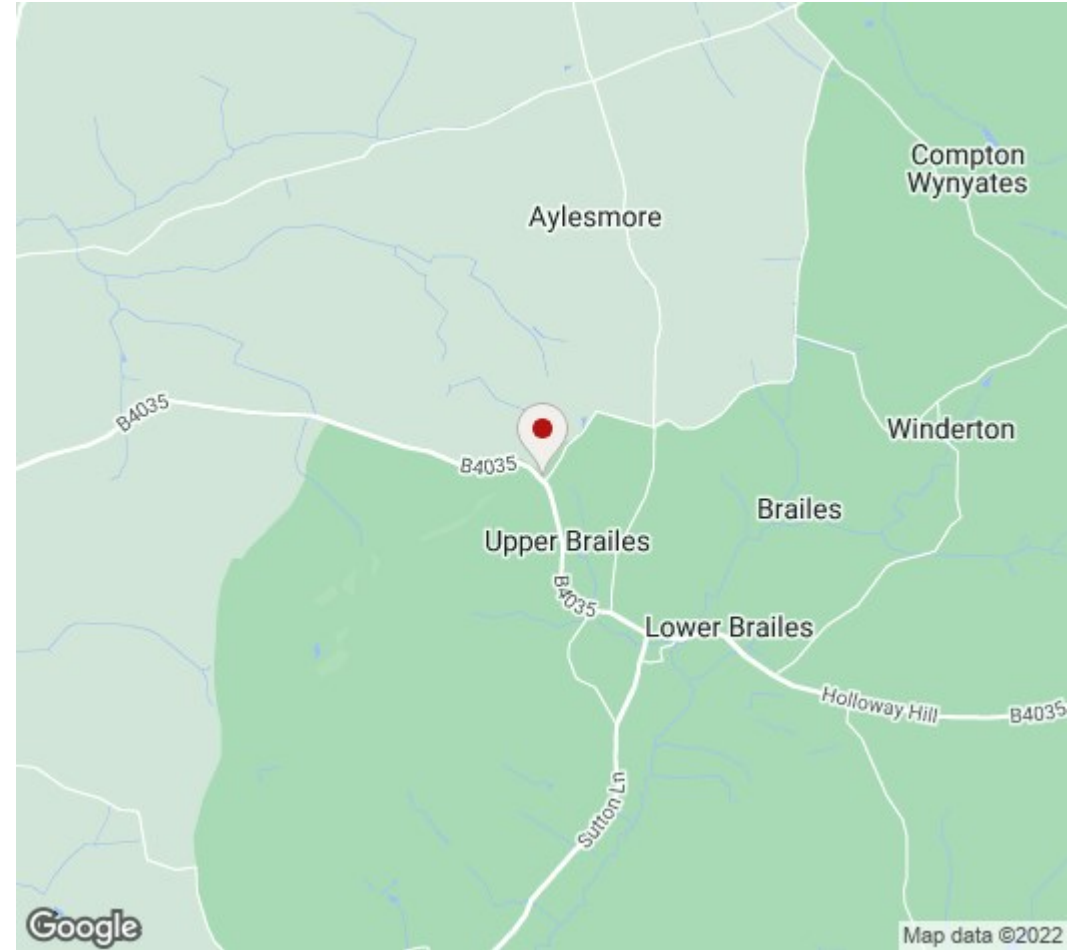


Ground Floor
Approx. Floor Area 58.20 Sq.M. (626 Sq.Ft.)



First Floor
Approx. Floor Area 46.10 Sq.M. (496 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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