



Peter Clarke

IN ASSOCIATION WITH

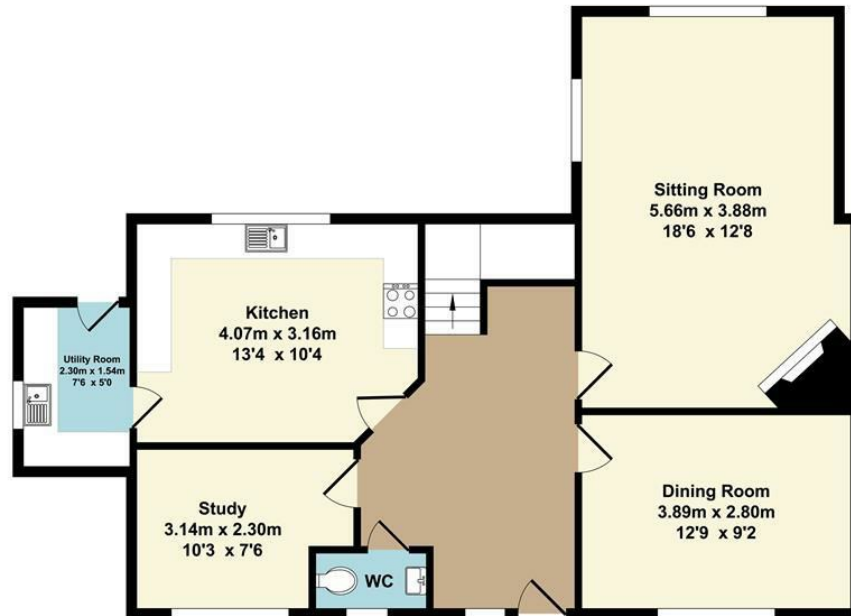
Winkworth

Oak View House, Rookery Lane, Newbold on Stour, Stratford-upon-Avon, CV37 8TZ

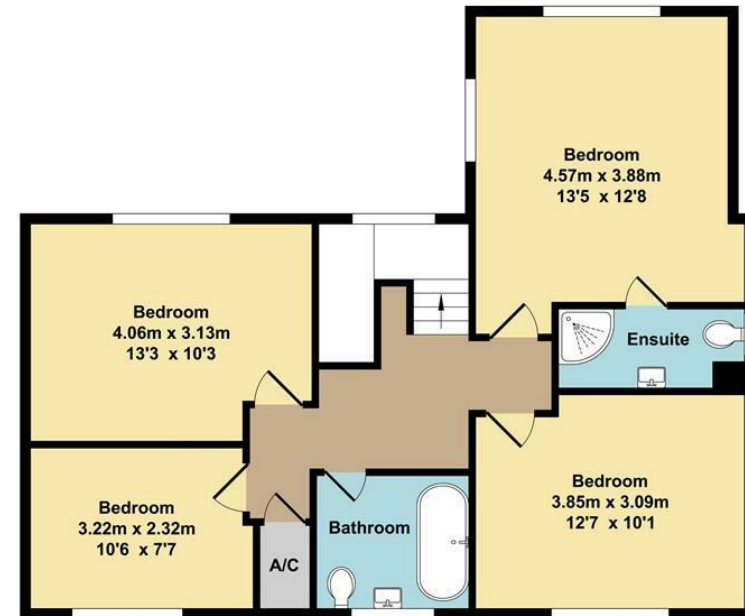
# Oak View House, Rookery Lane, Newbold on Stour

## Total Approx. Floor Area 140.53 Sq.M. (1512 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 appliance shown have not been tested and no guarantee as to their operability or efficiency can be given



Ground Floor  
Approx. Floor  
Area 72.15 Sq.M.  
(776 Sq.Ft.)



1st Floor  
Approx. Floor  
Area 68.38 Sq.M.  
(736 Sq.Ft.)

- Four bedroom detached house
- Village location with amenities
- Double garage and off road parking
- Enclosed gardens
- Three reception rooms, kitchen and utility
- Viewing highly recommended



£550,000

OAK VIEW HOUSE comprises a very well presented four bedroom detached house located in the heart of the village close to amenities. Further benefits include two reception rooms, kitchen and a study. Outside there is a detached double garage, walled garden and parking for two cars.

## ACCOMMODATION

### PORCH

front door opening to

### ENTRANCE HALL

with stairs to first floor, stone tiled floor. Useful under stairs area for computer/study.

### CLOAKROOM

wc and wash hand basin, tiling to floor and walls, extractor.

### DINING ROOM

with oak finish floor.

### SITTING ROOM

with floor matching dining room, ornamental fireplace with stone hearth and inset with wood burning stove. Fitted shelving unit with low cupboards.

### STUDY

with fitted shelving and storage.

### KITCHEN

range of base and wall cupboards with working surfaces over and matching upstands. Twin sinks with hot and cold mixer taps, integrated dishwasher, integrated fridge freezer and double oven, five ring stainless steel gas hob with extractor fan over, toughened glass splashback, continued stone tiled flooring from the hallway, ample space for table and chairs, spotlights and view over the garden.

### UTILITY ROOM

with matching base and wall cupboard and drawer units, Vaillant central heating boiler, space for washing machine, single stainless steel sink, hot and cold mixer tap, stable door to rear, and continued flooring from kitchen.

### FIRST FLOOR LANDING

with linen cupboard off.

### BEDROOM ONE

double aspect, and with

### EN SUITE SHOWER ROOM

with white suite of wc, wash hand basin and shower cubicle. Tiled floor, part tiled walls, hatch to roof space, extractor.

### BEDROOM TWO

### BEDROOM THREE

### BEDROOM FOUR

### BATHROOM

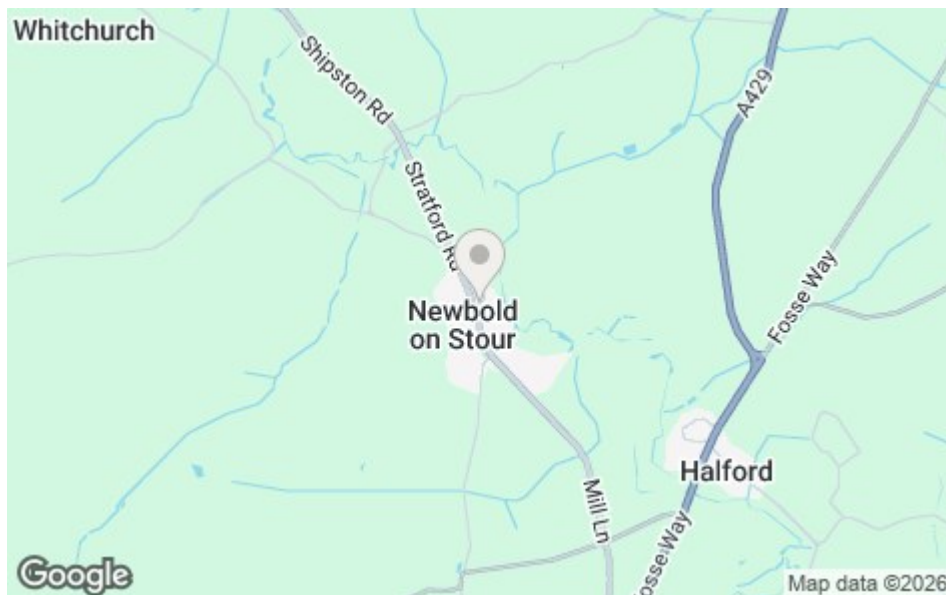
roll top bath, wc and pedestal wash hand basin, shower attachment, tiled floor and part tiled walls.

### OUTSIDE

The lawned foregarden sets the property back off the road behind hedges, railings and a pedestrian five bar gate. Access to







### **REAR GARDEN**

Mainly laid to lawn and walled with planted borders, paved pathways. Outside cold water tap to side of utility.

### **DETACHED DOUBLE GARAGE**

Access to the garage is via a shared driveway from the rear with parking for two vehicles in front of the garage. Double up and over door to front, door to rear, window to side, storage to eaves, power and light.

### **GENERAL INFORMATION**

**TENURE:** The property is understood to be freehold. 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 G.

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

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



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Peter Clarke

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