

Peter Clarke



Cotsford, Great Wolford, Shipston-on-Stour, Warwickshire, CV36 5NQ

- Detached Property Set in Approx 1/3 Acre
- Three Double Bedrooms
- Two Bathrooms & Ground Floor Cloakroom
- Dual Aspect Sitting Room with Open Fire
- Fitted Kitchen
- Dining Room & Garden Room
- Double Garage & Driveway
- NO ONWARD CHAIN



Offers Over £850,000

A rare opportunity to acquire a detached three bedroom property set on a plot of approximately a third of an acre. It offers spacious and versatile accommodation set over two floors surrounded by a private garden with countryside views. Great Wolford is a delightful and small, South Warwickshire village set in the North Cotswolds Area of Outstanding Natural Beauty and conveniently situated just off the A3400 Stratford to Oxford road, a few miles from the market town of Shipston-on-Stour which provides a good range of amenities. There is a main line rail service to London Paddington from Moreton-in-Marsh (5 miles), and the village is also convenient for a number of regional centres including Banbury (18 miles), Stratford upon Avon (14 miles) and Oxford (25 miles).

ACCOMMODATION

The entrance hall has stairs leading to the first floor, useful storage cupboard and under stairs storage, a cloakroom and doors leading to the kitchen and sitting room. The sitting room is dual aspect with a feature fireplace and open fire with sliding patio doors into the rear garden. Double doors lead through to the dining room which also has a small study area before going through to the kitchen which has a range of base, wall and drawer units with work surface over. Integrated appliances include an electric oven, microwave, induction hob with extractor over and dishwasher. A good sized utility room has space and plumbing for appliances and door leading to the garage and also through to the garden room. To the first floor there is a main bedroom with an en-suite bathroom, two further bedrooms and a bathroom. To the outside of the property there is a driveway providing off road parking, a double garage with up and over doors and good sized gardens surrounding 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. Oil fired 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 F
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 Agents.
REGULATED BY RICS



Cotsford, Great Wolford



Approximate Gross Internal Area
 Ground Floor = 107.64 sq m / 1159 sq ft
 First Floor = 83.61 sq m / 900 sq ft
 Garage = 29.78 sq m / 321 sq ft
 Total Area = 221.03 sq m / 2380 sq ft

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





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.

Multi-award winning offices
serving South Warwickshire & North Cotswolds

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