

Peter Clarke



Old Manor Lodge Queen Street, Halford, Shipston-on-Stour, CV36 5BT



- Spacious Four Bedroom Detached Property Circa 2,000 sq ft Excluding Garage
- Kitchen/Dining Room & Utility
- Sitting Room with Inglenook Fireplace & Wood Burning Stove
- Additional Reception Room & Conservatory
- Main Bedroom Having En Suite Bathroom
- Integrated Double Garage
- Rear Garden with Countryside Views
- NO ONWARD CHAIN



£695,000

A four bedroom detached property with countryside views to the rear. The property has versatile, spacious accommodation and is situated in the village of Halford. HALFORD is a delightful South Warwickshire village set in rolling countryside situated between Shipston-on-Stour and Stratford upon Avon and is currently in the catchment for Shipston High School. Within the village there is a parish church, public house and garage with shop. The local former market town of Shipston on Stour offers a range of shops and educational and recreational facilities. The area is served by a network of main roads which gives access to the larger towns of Stratford upon Avon, Cheltenham, Oxford, Banbury, Warwick and Leamington Spa. There are main line railway stations at Moreton-in-Marsh and Banbury with Intercity trains south to Oxford and London.

#### ACCOMMODATION

The entrance hall has a cloakroom and stairs leading to the first floor with a door into the integral garage. The sitting room has an Inglenook fireplace with wood burning stove and a door leading through to the kitchen/dining room. There is a range of base, wall and drawer units with work surfaces over providing plenty of storage. Integrated appliances include an electric oven and gas hob, dish washer, larder fridge and freezer. A utility room has more storage, the boiler and a washing machine. There is an additional reception room could be used as a dining room or home office and double doors from the kitchen lead to the conservatory which has sliding doors out to the garden. To the first floor there are four double bedrooms and a bathroom, the main bedroom having an en-suite. All the bedrooms benefit from built in storage. The rear garden has a patio area, lawn, established borders and countryside views.

#### 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, 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 H

**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.



# Old Manor Lodge, Halford



Approximate Gross Internal Area  
 Ground Floor = 97.82 sq m / 1053 sq ft  
 First Floor = 96.54 sq m / 1039 sq ft  
 Garage = 32.67 sq m / 352 sq ft  
 Total Area = 227.03 sq m / 2444 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

13 High Street, Shipston-on-Stour, Warwickshire, CV36 4AB  
01608 260026 | [shipston@peterclarke.co.uk](mailto:shipston@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)

Peter Clarke

