

Peter Clarke

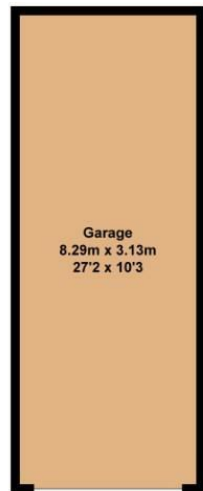


30 Barley Fields, Long Marston, Stratford-upon-Avon, CV37 8SN

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Total Approx. Floor Area 178.10 Sq.M. (1917 Sq.Ft.)

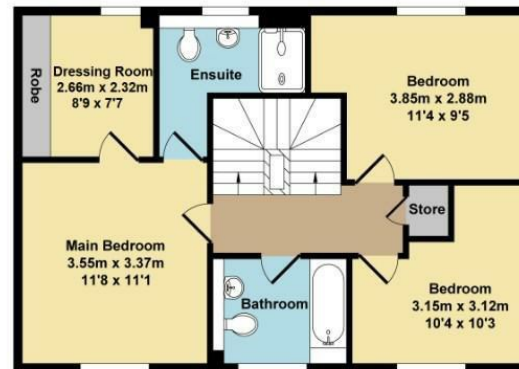
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.



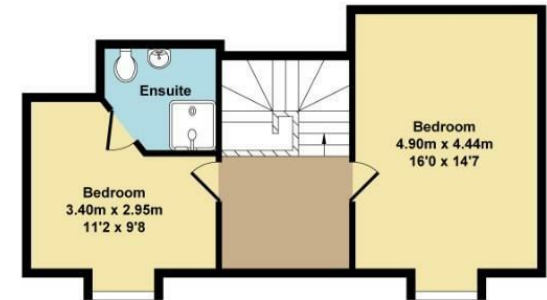
Garage
Approx. Floor
Area 25.90 Sq.M.
(279 Sq.Ft.)



Ground Floor
Approx. Floor
Area 61.30 Sq.M.
(660 Sq.Ft.)



First Floor
Approx. Floor
Area 55.0 Sq.M.
(592 Sq.Ft.)



Second Floor
Approx. Floor
Area 35.90 Sq.M.
(386 Sq.Ft.)



- NO CHAIN
- Five bedroom detached property
- Popular village location with local amenities
- Beautiful views to front over open countryside
- Built in 2016 by Messrs Bloor Homes with four years NHBC remaining
- Tandem double driveway and garage
- Low maintenance landscaped gardens
- Philips Hue internal, external lighting and further smart home appliances.



Guide Price £572,500

NO CHAIN. An immaculate five bedroom detached house with tandem double driveway, garage and beautifully landscaped rear garden. Further benefits include an open aspect to the front with countryside views, stylish kitchen/dining room, sitting room and three bathrooms. Situated in a popular village location with local amenities.

ACCOMMODATION

PORCH

opening to

ENTRANCE HALL

with engineered oak flooring.

CLOAKROOM

with wash hand basin, wc and engineered oak flooring.

SITTING ROOM

with window to front, double doors to rear, engineered oak flooring.

KITCHEN/DINING ROOM

with window to front, double doors and velux window to rear. Fitted with a range of matching wall and base units with work top over incorporating one and a half bowl stainless steel sink with drainer, four ring Siemens induction hob with brushed metal extractor fan hood over. Integrated appliances including Siemens double oven, fridge freezer and dishwasher.

DINING AREA

with space for table and chairs, plus a two seater sofa. Tiled flooring throughout. Opens into

UTILITY AREA

with door to rear, work top with space below for washing machine and tumble dryer, wall units and wall mounted boiler cupboard. Understairs storage cupboard, tiled flooring.

FIRST FLOOR LANDING

with airing cupboard housing pressurised water tank.

BEDROOM

a double room with window to front.

DRESSING ROOM

with window to rear and fitted units.

EN SUITE SHOWER ROOM

with opaque window to front, double width shower cubicle, pedestal wash hand basin, wc, wood effect flooring.

BEDROOM

with window to rear, fitted double wardrobe.

BEDROOM

an L shaped room with window to front.

BATHROOM

with opaque window to front, panelled bath, pedestal wash hand basin, wc, heated towel rail and wood effect flooring.

SECOND FLOOR LANDING

with velux window to front.

BEDROOM

a double room, with dormer window to front, velux window to rear.







BEDROOM/DRESSING ROOM

with dormer window to front, currently set up as a dressing room but could easily be used as a bedroom.

EN SUITE SHOWER ROOM

with velux window to rear, shower cubicle, pedestal wash hand basin, wc, heated towel rail, wood effect flooring.

OUTSIDE

To the front are stone chipping beds and paved pathways. To the side is a tandem tarmac double driveway leading to garage and access to rear garden. EV charging point.

GARAGE

extra long, with up and over door, internal power and light, roof rafters ideal for storage.

REAR GARDEN

an attractive, low maintenance landscaped garden with a mix of paved patios, decked seating area with pergola, stone chipping beds, astro lawn, walled and panelled fence boundaries with clever tree screening for privacy.

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. The current estate charge amounts to approximately £76 per six months.

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. LPG 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. There is a driveway to the front shared with neighbouring properties.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band F.

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



Peter Clarke



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