



Peter Clarke

IN ASSOCIATION WITH

Winkworth

Meadowside, Wolverton, Stratford-upon-Avon, CV37 0HD

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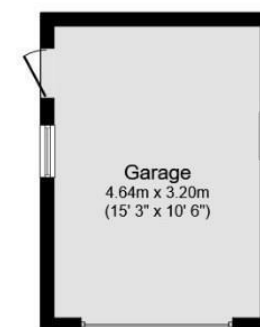
Ground Floor

Floor area 63.0 sq.m. (678 sq.ft.)



First Floor

Floor area 55.4 sq.m. (596 sq.ft.)



Garage

Floor area 15.0 sq.m.
(161 sq.ft.)

Total floor area: 133.4 sq.m. (1435 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

- Pretty semi-detached Edwardian country cottage
- Outstanding countryside views
- Approx 0.3 acre plot
- Beautifully kept, well stocked gardens
- Two/three reception rooms
- Two/three bedrooms
- Gated parking and garage
- Sought after peaceful small village location
- Potential for extension (STPP)



Guide Price £650,000

An exceptional two/three bedroom semi-detached Edwardian cottage on approx 0.3 acre plot with truly outstanding views of stunning rolling Warwickshire countryside. Beautifully kept mature and private gardens and felt to offer further potential for extension (STPP). Sought after village location.

ACCOMMODATION

A front door leads to

ENTRANCE HALL

with under stairs storage cupboard.

CLOAKROOM

with wc and wash basin.

SITTING ROOM

with bay window and French doors with stunning views of the gardens and countryside beyond. Limestone fireplace with multi fuel stove.

RECEPTION ROOM/BEDROOM THREE

with sealed fireplace.

DINING ROOM

with bay window to front, window shutters, slate floor. Open to

KITCHEN

range of fitted cupboards and granite work surface, Belling dual fuel range oven with six ring gas hob, hot plate and four electric ovens, ceramic sink, space for fridge, freezer, slate floor.

UTILITY ROOM

with space and plumbing for washing machine, Grant oil fired combi boiler, slate floor.

FIRST FLOOR LANDING

access to roof space.

BEDROOM ONE

with fitted wardrobe, window shutters and stunning views, wash basin.

BEDROOM TWO

with window shutters.

SPACIOUS BATHROOM

with wc, wash basin and bath with shower over, linen cupboards, downlighters, access to under eaves boxroom with windows to front and rear.

OUTSIDE

To the front there is double five bar gated entrance to a stone gravelled off road parking, with access to concrete section garage. There is a small fishpond with waterfall in the front garden

Mature and well stocked front garden with a range of large deciduous and evergreen trees. Unused well shared with neighbouring property. Gated access to side leading to rear garden.

STUNNING REAR GARDEN

with box hedging, covered gazebo with patio seating area enjoying far reaching views.







Sweeping grass pathways with deep evergreen shrub and perennial planted borders. Greenhouse, shed, herb garden and vegetable patch, hedging and adjoining fields.

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 heating to radiators.

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 E.

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 agent.



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AN ASSOCIATE FIRM OF

Winkworth