

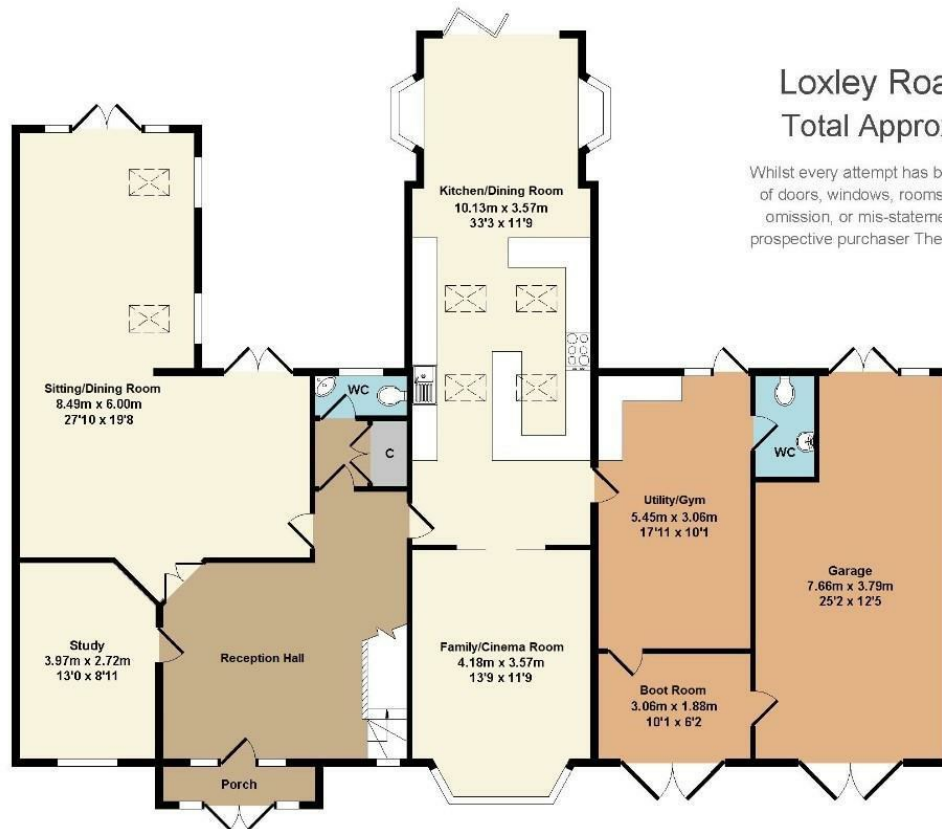
Peter Clarke



131 Loxley Road, Stratford-upon-Avon, CV37 7DS

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Total Approx. Floor Area 324.90 Sq.M. (3497 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.



Ground Floor
 Approx. Floor
 Area 187.10 Sq.M.
 (2014 Sq.Ft.)



First Floor
 Approx. Floor
 Area 137.80 Sq.M.
 (1483 Sq.Ft.)



- Sought after location south of the river
- Adjoining golf course to rear
- High quality accommodation
- 3,497 sq.ft. of flexible living
- Very attractive good sized gardens
- In and out driveway with garage, gym and boot room
- NO CHAIN



Offers Over £1,250,000

A handsome detached residence providing 3,497 sq.ft. (inc garage) of well planned, high quality accommodation with good sized attractive gardens adjoining Stratford upon Avon Golf Course to the rear. Flexible accommodation including large welcoming reception hall, superb kitchen/dining room opening to family room, study/ground floor bedroom 5. Principal bedroom suite with dressing room and bathroom, three further good bedrooms and two bathrooms, in and out driveway, garage and large utility/gym area. NO CHAIN.

ACCOMMODATION

Steps lead to double doors to

ENCLOSED PORCH

with tiled floor and front door to

LARGE WELCOMING RECEPTION HALL

with oak floor and oak staircase to the first floor.

INNER HALL

with cloaks cupboard and oak floor.

CLOCKROOM

with wc, wash basin and oak floor.

LARGE L SHAPED SITTING/DINING ROOM

with French doors to rear, oak floor, sitting area with dual aspect French door to rear, vaulted ceiling with two roof windows, double doors lead to the reception hall. Five amp wiring circuit, speaker system.

KITCHEN/FAMILY ROOM

KITCHEN AREA

with double bowl sink with extendable hose over, filter tap, granite work tops, fitted with a range of cupboards and drawers, five ring induction hob with extractor fan over, two built in ovens with warming drawer, pan drawers, built in dishwasher. American style fridge freezer, large wine cooler, oak block work surface/breakfast bar, vaulted ceiling with four electric velux roof windows. 5 amp lighting circuit, speaker system.

DINING AREA

with bi-fold doors to garden, with bay windows to both sides with window seats, five amp wiring circuit, speaker system.

FAMILY/CINEMA ROOM

with bay window to front, five amp lighting circuit, cinema sound system. Sliding doors to kitchen.

LARGE UTILITY ROOM

with Belfast style sink with taps over, work surface, space and plumbing for washing machine, space for dryer, built in dishwasher, fitted cupboards and work surfaces.

GARDENERS WC

GYM AREA

access to boot room with double doors to front, and access to garage.

STUDY/BEDROOM FIVE

fully fitted with two desks, cupboards, shelving and drawers, HDMI sockets and ethernet network.

FIRST FLOOR LANDING

with light tunnel and access to boarded roof space with loft ladder. Large walk in linen cupboard with CCTV unit, Sonos and ample shelving.

LARGE PRINCIPAL BEDROOM SUITE

being dual aspect and with speaker system and air conditioning unit. 5 amp lighting circuit.







DRESSING ROOM

fitted with hanging rail and shelving to both sides. Under eaves storage and access to boarded roof space.

EN SUITE BATHROOM

with suspended wc, two circular wash basins with cupboards below, bath with taps to side, television, chrome heated towel rail, fully tiled walls, large walk in shower with soakaway and glass screen. Electric underfloor heating.

BEDROOM TWO

with speaker system and double doors to wardrobes. Door to

EN SUITE

with wc, wash basin and double ended bath with shower attachment, separate shower cubicle, tiled splashbacks, chrome heated towel rail, tiled floor, electric underfloor heating. Access to landing.

BEDROOM THREE

with air conditioning unit, double doors to wardrobe, vaulted ceiling, spotlights and speaker system.

BEDROOM FOUR

with air conditioning unit, double doors to wardrobes, vaulted ceiling, spotlights and speaker system.

BATHROOM

with wc, wash basin and bath with shower attachment, fully tiled walls, tiled floor with under floor heating, large shower cubicle.

WALK IN LINEN CUPBOARD

with Megaflow pressurised hot water cylinder, fitted shelving, CCTV unit, Sonos system.

OUTSIDE

There is a large in and out stone gravelled driveway with raised beds including mature trees with acers, planting. The front drive has CCTV and power.

REAR GARDEN

with large sweeping patio, circular seating area, pond with waterfall and lighting. Well manicured gardens with lawn and raised borders with evergreen, shrub and perennial planted borders. Further circular patio, mature apple tree, shed with power and adjoining the golf course to the rear. Outside speakers, power points, CCTV.

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, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas 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 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.

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



Six multi-award winning offices
serving South Warwickshire & North Cotswolds

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