

Peter Clarke



Larkrise 2 Bishopton Lane, Stratford-upon-Avon, CV37 9JN

## Larkrise, Bishopton Lane, Stratford-upon-Avon



Approximate Gross Internal Area  
 Ground Floor = 187.23 sq m / 2015 sq ft  
 First Floor = 123.81 sq m / 1333 sq ft  
 Garage/Store/Office = 38.67 sq m / 416 sq ft  
 Total Area = 349.71 sq m / 3764 sq ft

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

- Substantial detached residence
- Viewing highly recommended to appreciate the size and quality of accommodation
- Five bedrooms/three bathrooms/five reception rooms
- Extensive vaulted family room and snooker/games room
- G.I.A 3,348 sq.ft plus garages/office/store 416 sq.ft.
- Double garage (inc. office)
- South facing garden and entertaining space
- Ample parking
- Conveniently situated for regional travel via road and rail



Offers Over £950,000

A substantial five bedroom, three bathroom, five reception room detached residence standing back off the road behind high privacy hedges and a gated entrance. Lawned foregardens flank the driveway, parking and turning providing ample space for plenty of vehicles. Internally, the property is very well proportioned and has been significantly extended. Of particular note is the huge family room with vaulted ceiling, snooker/games room and sitting room with wood burning stove. There is a well appointed kitchen and two en suites and a bathroom to the five first floor bedrooms. The property presents a genuine family size house, great for entertaining and the south facing gardens are set up for leisure use. Viewing is highly recommended to appreciate the size and quality of the accommodation.

#### **PORCH**

#### **ENTRANCE HALL**

with stairs rising to first floor.

#### **STUDY**

#### **GROUND FLOOR WC**

#### **SITTING ROOM**

with wood burning stoves, sliding doors to garden.

#### **DINING ROOM**

with bay window to front.

#### **KITCHEN/BREAKFAST ROOM**

with range of base and wall cupboard and drawer units and appliances including Leisure Range stove, hood over, Sansome American fridge freezer and Neff dishwasher, fitted insinkerator disposal. Feature lighting.

#### **UTILITY ROOM**

with sink and space for washing machine and tumble dryer. Door off to garaging.

#### **FAMILY ROOM**

A large room with an impressive vaulted ceiling, flexible and spacious in use and similarly

#### **SNOOKER ROOM**

with ornamental fireplace, part panelling and providing excellent entertaining space.

#### **FIRST FLOOR LANDING**

with airing cupboard and hatch to loft.

#### **FIVE BEDROOMS**

including

#### **TWO EN SUITES and HOUSE BATHROOM**

#### **OUTSIDE**

Located off the utility room is the

#### **FIRST GARAGE**

with up and over door to front, and leading through to:

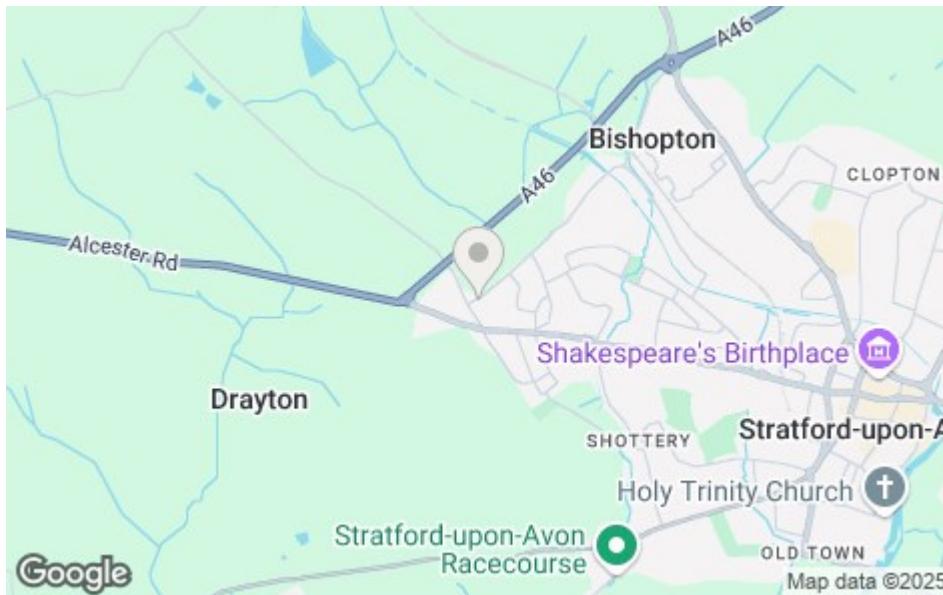
#### **SECOND GARAGE**

which is split to provide storage and office space to the rear, and a short garage to front suitable for bikes/motorbike, etc.

Gated entrances on either side of the property lead to the terrace immediately adjoining the rear. There is a lean-to/loggia at the rear suitable for barbecue/bar space. Beyond the terrace are the lawned gardens. There is a substantial timber mower and storage shed and adjoining fenced dog run. The aspect of the rear is due south facing with external lighting and cold water tap.







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

**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 F.

**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 or 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.





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