



Peter Clarke

98 Banbury Road, Stratford-upon-Avon, CV37 7HY



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Banbury Road, Stratford-upon-Avon CV37  
Total approx. internal area 174 sq m / 1872 sq ft



- Four bedrooms, three bathrooms
- Open plan bespoke kitchen, dining area and snug
- Sitting room with bay window
- Landscaped garden with a children's play area
- Walking distance of the town centre
- Garage and driveway



Asking Price £725,000

An extended and much improved four bedroom, three bathroom house situated on the prestigious Banbury Road. The current vendors have extended at the rear to create a must have, open plan bespoke kitchen/dining room, and cosy snug/sitting room. Further benefits include ample driveway, garage, landscape gardens and a sitting room with bay window to front. Located within walking distance of local amenities and the town centre just beyond.

## ACCOMMODATION

### ENTRANCE HALL

with Karndean flooring, understairs storage cupboard.

### CLOAKROOM

with wc, wash hand basin and tiled flooring.

### SITTING ROOM

with bay window to front, feature gas fireplace.

### OPEN PLAN KITCHEN/DINING/SNUG SITTING ROOM

Extended and opened up by current vendors to create a kitchen/dining room with two sets of bi-fold doors and sliding doors to rear, plus two atrium skylights. Range of handmade wall and base units with corian work top over incorporating sunken double sink with food waste incinerator and Samsung induction hob with extractor fan hood over, integrated appliances include single oven and integrated microwave and hot drawer, dishwasher, wine cooler and fridge freezer, island unit and breakfast bar with cupboard, drawers and space for kitchen stools. Karndean flooring throughout.

### SNUG SITTING AREA

with integrated wood burning stove, fitted cupboards and shelving.

### UTILITY ROOM

with door to side, wall and base units with work top over incorporating stainless steel sink and drainer, wall mounted gas boiler, Karndean flooring.

### FIRST FLOOR LANDING

with cupboard housing pressurised water tank and study area to front.

### BEDROOM

with window to rear, triple fitted wardrobes with mirrored sliding doors.

### EN SUITE SHOWER ROOM

with shower cubicle, pedestal wash hand basin, wc and heated towel rail.

### BEDROOM

with window to front, range of fitted wardrobes with sliding doors.

### BEDROOM

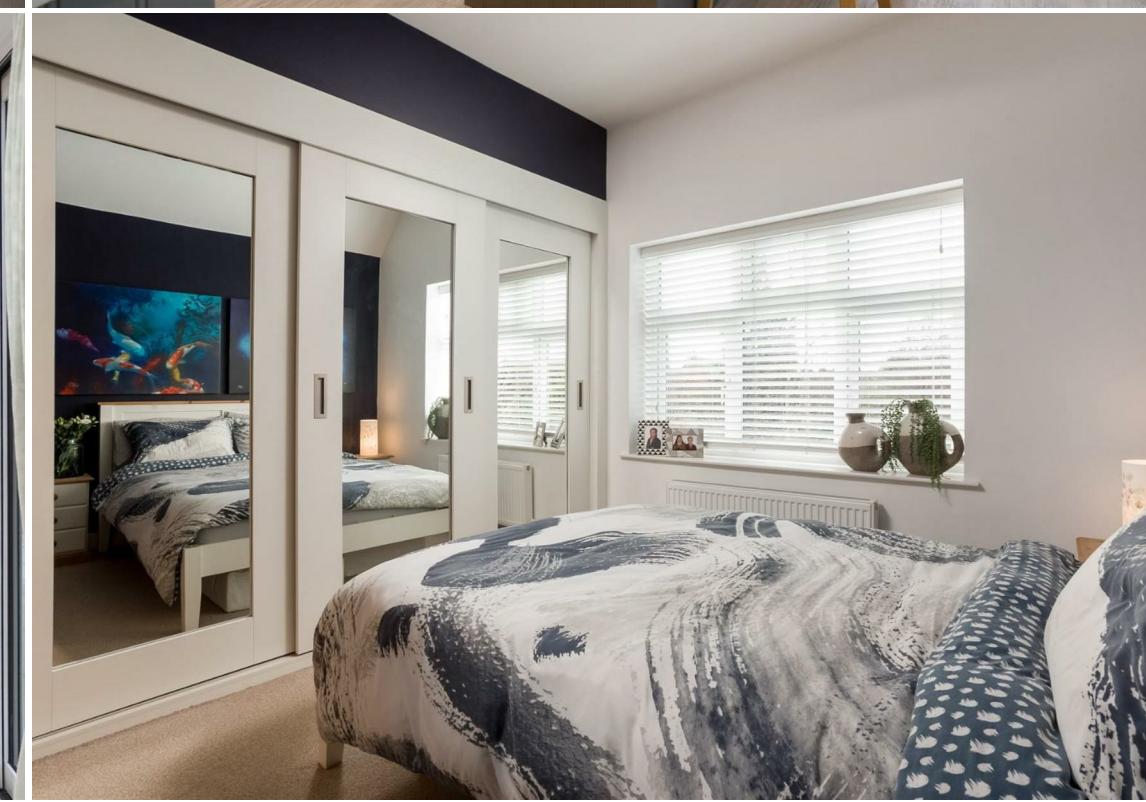
with window to rear, a double room.

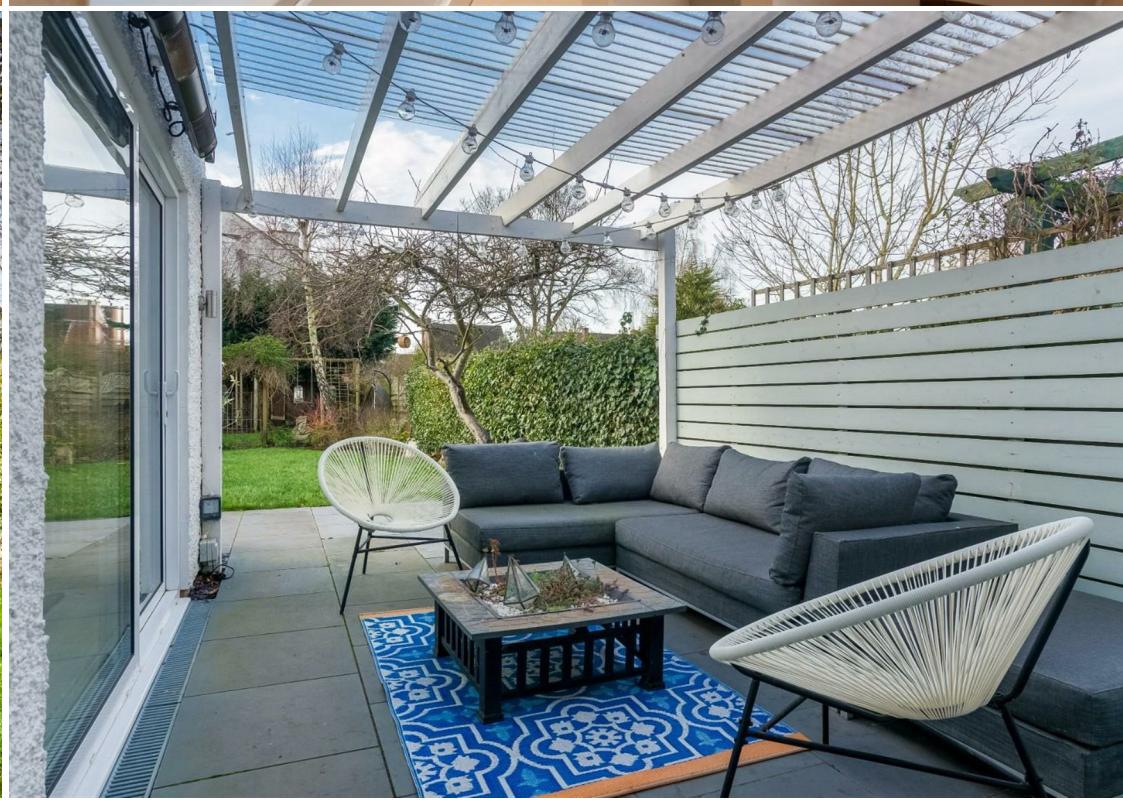
### BATHROOM

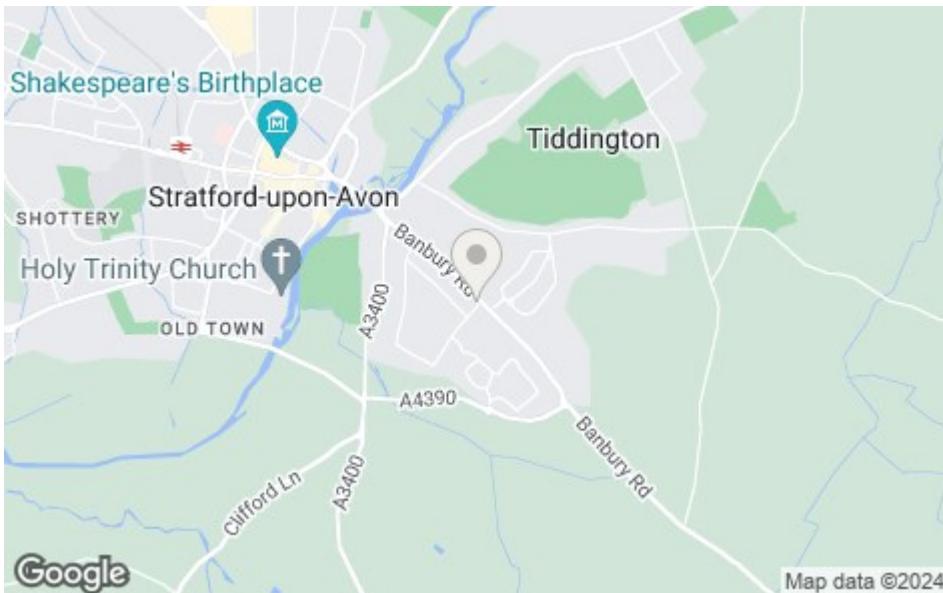
bath with shower over, pedestal wash hand basin, wc, heated towel rail, tiled walls and floor.

### SECOND FLOOR LANDING

which leads to







## BEDROOM

with skylight to front and dormer window to rear, eaves storage cupboards, fitted triple wardrobes.

## EN SUITE SHOWER ROOM

with shower cubicle, pedestal wash hand basin, wc, heated towel rail, part tiled walls, tiled floor.

## OUTSIDE

To the front is a stone chipping driveway with parking for several vehicles, leads to a garage.

## GARAGE

with up and over electric roller door, internal power and light, rafter storage area and pedestrian door to rear.

## REAR GARDEN

To the rear is a mix of paved pathways, patios, pergola patio seating area, largely laid to lawn, planted beds, mature shrubs and trees. At the rear is a childrens play area with safety wood chip matting and flooring and wooden equipment included. Large timber shed with internal power and light. Outside power point and cold water tap.

## 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 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 and is understood to lie in Band F.

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 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.

# Peter Clarke



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