

Peter Clarke



15 Millfield Close, Lower Quinton, Stratford-upon-Avon, CV37 8TF

- Four double bedrooms
- Quiet village location overlooking the Green
- Two reception rooms plus a heated conservatory
- Good access to both Stratford upon Avon and The Cotswolds
- Local primary school, nursery, shop and village hall
- Oil central heating
- NO ONWARD CHAIN



£475,000

Overlooking a green in a very peaceful part of the village, is this four DOUBLE bedroom detached home boasting two reception rooms plus a heated conservatory making this, we believe, an ideal family home. Having been very well looked after during the current ownership, this home offers versatile living to suit a variety of modern day needs along with a garage, driveway for two cars and garden to the rear. NO ONWARD CHAIN

#### ACCOMMODATION

Porch leading to entrance hall. Cloakroom with wc and wash hand basin. Sitting room with coal effect electric fire, decorative surround and mantle over, bay window to front, double doors through to the dining room which in turn has sliding doors to the conservatory (having a radiator) and patio doors to garden. Dining Kitchen with matching wall, base and drawer units with work surface over and incorporating one and a half bowl stainless steel sink, integrated four ring electric hob with overhead extractor, eye level oven and grill, space for dishwasher and fridge freezer, door to pantry cupboard. Utility with matching wall, base and drawer units with work surface over and incorporating stainless steel sink and drainer unit, space for washing machine, door to side and internal door to garage.

Landing with loft access and door to storage cupboard. Main bedroom with built in wardrobes and drawers and overlooking the Green. En suite with shower cubicle, wc and wash hand basin. Three further double bedrooms. Bathroom with white suite comprising bath, telephone style shower over, wc, wash hand basin with drawer storage under, wall mounted heated towel rail.

Outside to the rear is a paved patio with steps leading to a lawned garden enclosed by fencing and flower bed borders, oil tank, gated side access. To the front is a double driveway allowing parking for two cars, plus access to the garage which has up and over door. Please note the garage is partially converted to allow for a storage area to the front and a further storage area to the rear, separated by a stud wall, should someone want to return it to its original state.

#### 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 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.

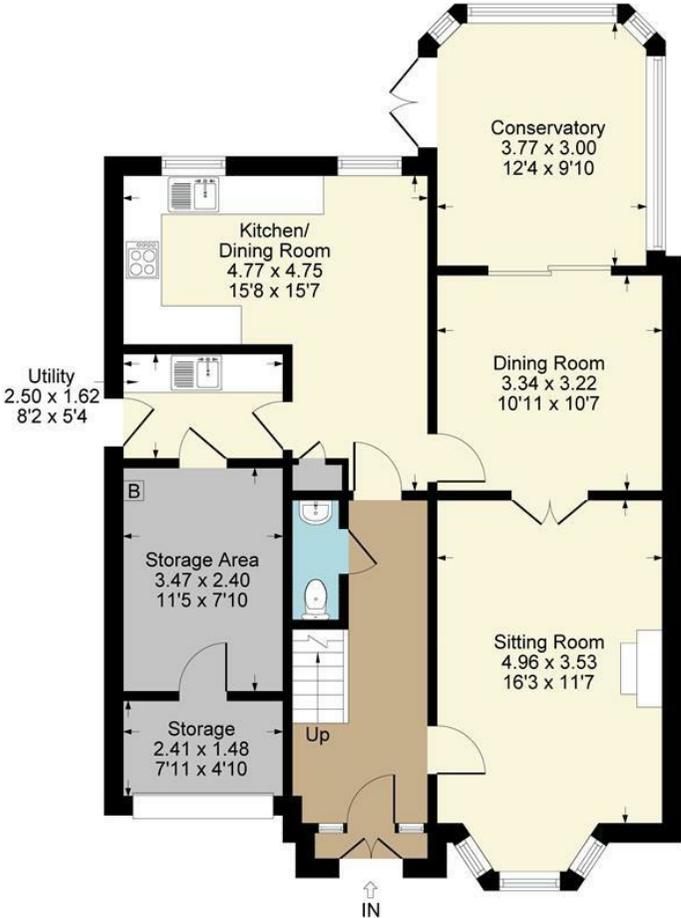
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band E.

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

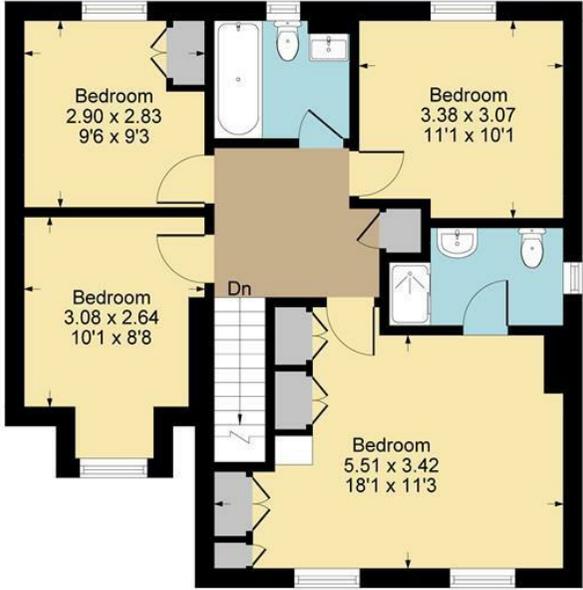
**VIEWING:** By Prior Appointment with the selling agent.



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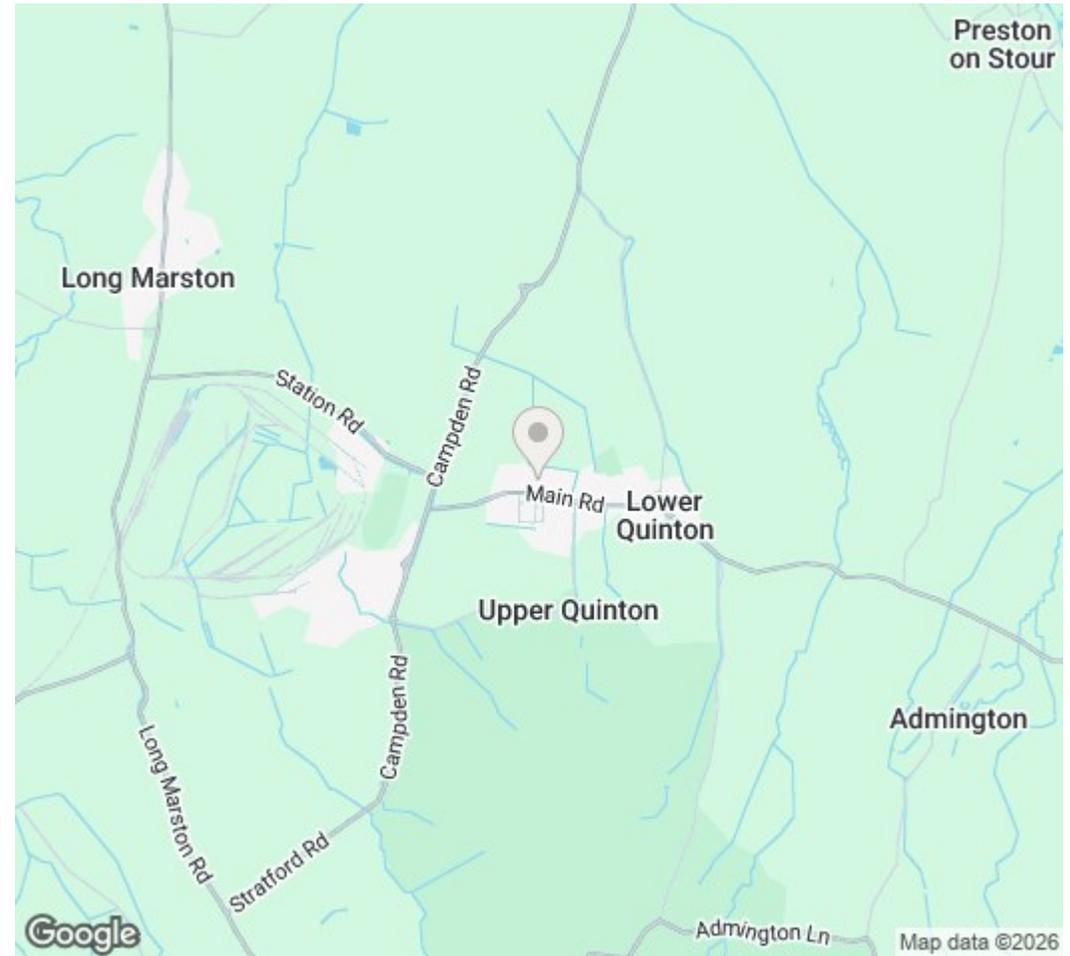


Ground Floor



First Floor

Approximate Gross Internal Area = 158.66 sq m / 1708 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.



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.

Multi-award winning offices  
serving South Warwickshire & North Cotswolds

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