

Peter Clarke

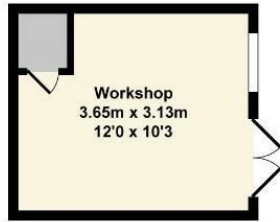


5 Orwell Close, Stratford upon-Avon, Warwickshire, CV37 7AR

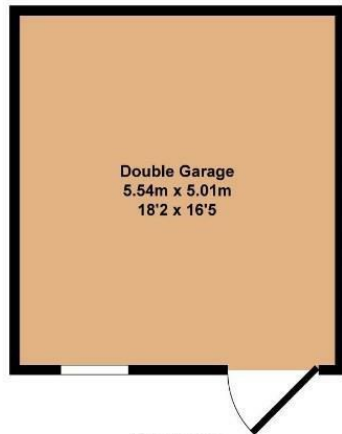
Orwell Close, Stratford upon Avon

Total Approx. Floor Area 188.1 Sq.M. (2024 Sq.Ft.)

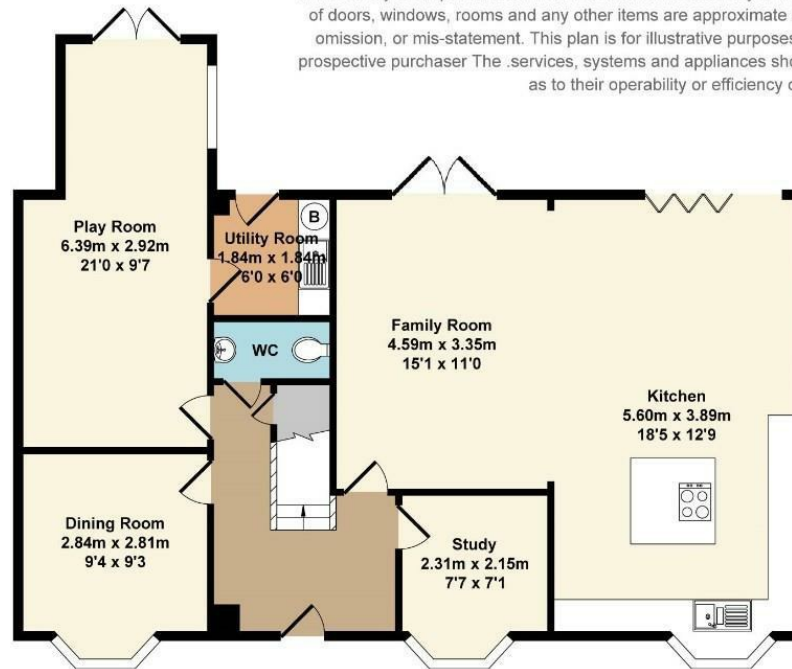
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.



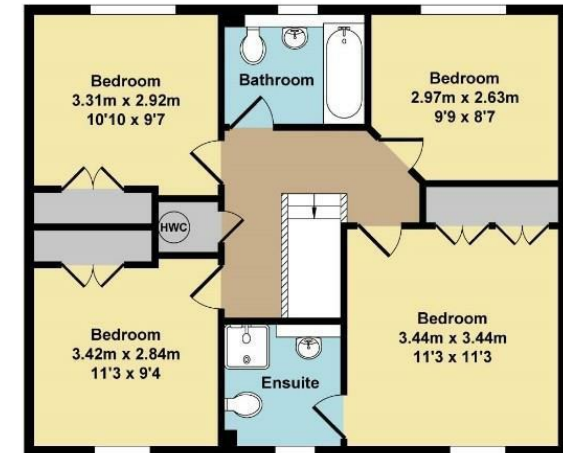
Outbuilding
Approx. Floor
Area 11.40 Sq.M.
(123 Sq.Ft.)



Garage
Approx. Floor
Area 27.80 Sq.M.
(299 Sq.Ft.)



Ground Floor
Approx. Floor
Area 92.10 Sq.M.
(991 Sq.Ft.)



First Floor
Approx. Floor
Area 56.8 Sq.M.
(611 Sq.Ft.)



- Extended four bedroom detached house
- Wood burning stove, bi-folding doors and island unit
- Family bathroom, en suite, cloakroom and utility room
- Popular south of the river location
- Close to local amenities, schools and leisure pursuits
- Viewing highly recommended



Asking Price £599,950

In a tucked away position is this extended, detached house with a stunning open plan kitchen/family room, four bedrooms, dining room, study and more. Outside offers front and rear landscaped gardens with useful cabin, double driveway and partially converted double garage.

ACCOMMODATION

ENTRANCE HALL

with wood effect flooring.

STUDY

with bay window to front.

CLOAKROOM

with wc and pedestal wash hand basin.

EXTENDED KITCHEN/FAMILY ROOM

with wood burning stove. Kitchen area with bay window to front, floor to ceiling side window and bi-fold doors to rear, range of matching wall and base units with work top over incorporating one and a half bowl sink with drainer, two integrated Siemen ovens, island unit with breakfast bar, incorporating induction hob. White oak flooring throughout.

DINING ROOM

with bay window to front. Currently used as a fifth bedroom.

PLAYROOM

with double doors to rear. A good sized room with potential.

UTILITY ROOM

with door to rear, space for washing machine and tumble dryer.

FIRST FLOOR LANDING

with loft hatch, airing cupboard with pressurised water tank.

BEDROOM

with two sets of double wardrobes.

EN SUITE SHOWER ROOM

with wc, wash basin and shower cubicle.

BEDROOM

with double wardrobe.

BEDROOM

with double wardrobe.

BEDROOM

BATHROOM

with panelled bath, wc and wash hand basin.

OUTSIDE

To the front there is a mixture of pathways, planted beds and largely laid to lawn. Double driveway.

GARAGE

with huge potential, window and door, internal rafters, power and light.

REAR GARDEN

A mix of paved pathways, partly laid to lawn with wooden decking and timber shed, panelled fence boundaries.







CABIN

with power and light, currently used as an office.

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: 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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