

THE PROPERTY

Peter Clarke



Ostlers Barn, Bidford Road, Cleeve Prior, Evesham, WR11 8LQ

- Character barn conversion within Manor House setting
- Three bedrooms, sitting/dining room and kitchen
- Generous rear garden, garage and parking space
- NO CHAIN
- Popular village in amongst beautiful countryside
- Viewing highly recommended



Asking Price £425,000

NO CHAIN. A superb opportunity to acquire this well presented three bedroom barn conversion positioned within a lovely setting as part of the Cleeve Prior Manor development. The accommodation is well proportioned and comprises an entrance hall, cloakroom, large sitting/dining room, kitchen, main bedroom with shower and wash hand basin, two further bedrooms and a bathroom. Outside is a garage with a parking space in front and a mature rear garden with a south easterly aspect.

ACCOMMODATION

A storm canopy porch opens to entrance hall with window to front, understairs recess, light oak effect wood flooring. Cloakroom with window to front, wash hand basin, wc, light oak effect flooring. Sitting room windows to front and rear, double doors to rear garden, faux fireplace with decorative blue lias surround and a flagstone mantle, light oak effect flooring. Kitchen with window to rear overlooking the garden. Range of matching wall and base units with working surface over incorporating one and a half bowl stainless steel sink with drainer and four ring gas hob, integrated double oven, space for washing machine and dishwasher, light oak effect flooring.

First floor landing. Main bedroom with loft hatch, window to front, low level eaves cupboard, recessed area with a shower cubicle and wash hand basin with two cupboards below. Bedroom 2, a double room with Juliet balcony to side. Bedroom 3 with window to rear. Bathroom with velux window to rear, paneled bath, wash hand basin, wc, light oak effect flooring.

Outside to the front there are planted borders overlooking the communal green. Opposite the front door is the garage en bloc. Separate garage with double doors, internal light and power, boarded loft space with plenty of storage. Rear garden with a generous paved patio, mainly laid to lawn, mature shrubs and trees, planted borders and gate to side.

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. There is a maintenance charge of £320 per annum towards the communal grounds of Cleeve Prior Manor.

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. There is a shared driveway to the development.

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

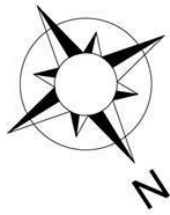
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: E. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.



Bidford Road, Cleeve Prior, WR11 8LQ
 Total Approx. Floor Area 116.90 Sq.M. (1258 Sq.Ft.)

--- Reduced Head Room



Garage
 5.15m x 3.05m
 16'11 x 10'0

 Garage
 Approx. Floor
 Area 15.70 Sq.M.
 (169 Sq.Ft.)

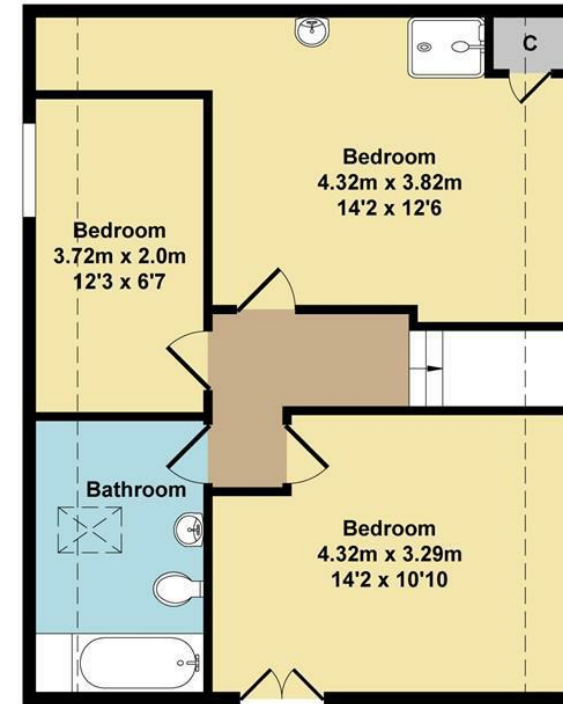


**Sitting/
 Dining Room**
 6.12m x 4.52m
 20'1 x 14'10

Kitchen
 4.35m x 3.39m
 14'3 x 11'2

WC

 Ground Floor
 Approx. Floor
 Area 50.60 Sq.M.
 (545 Sq.Ft.)



Bedroom
 4.32m x 3.82m
 14'2 x 12'6

Bedroom
 3.72m x 2.0m
 12'3 x 6'7

Bathroom

Bedroom
 4.32m x 3.29m
 14'2 x 10'10

 First Floor
 Approx. Floor
 Area 50.60 Sq.M.
 (545 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.





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.

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