The Old Police House, Binton, Stratford-upon-Avon, CV37 9TE

The Old Police House

Total Approx. Floor Area 309.44 Sq.M. (3331 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 appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.

Log Cabin
Approx. Floor
Area 15.60 Sq.M.
(168 Sq.Ft.)

Ground Floor
Approx. Floor
Area 160.11 Sq.M.
(1723 Sq.Ft.)

First Floor
Approx. Floor
Area 114.05 Sq.M.
(1228 Sq.Ft.)

Second Floor
Approx. Floor
Area 19.68 Sq.M.
(212 Sq.Ft.)

- Substantial detached residence
- Five bedrooms
- Extending to just under 3,000 sq.ft. plus attic and log cabin
- Six reception rooms
- Plenty of parking
- Easily managed gardens
- Views over adjoining farmland and woodland

5 3 6

Asking Price £595,000

A substantial detached five bedroom residence, extending to just under 3,000 sq.ft. (plus an attic and log cabin). The ground floor space extends to over 1,700 sq.ft. and offers six reception rooms which could have a broad appeal to home offices, home business or extended family use. The property also has plenty of parking and a well landscaped and easily managed garden set up for entertaining. There are views over adjoining farmland to extensive woodland. The proximity to Stratford town centre and ease of access to Cotswolds, Birmingham, the M5, M40 and M42, combined with the overall size of the property and potential uses make for a most attractive and convenient proposal.

ACCOMMODATION

ENTRANCE HALL
tiled floor, stairs to first floor.

CLOAKROOM

OFFICE

SITTING ROOM
open plan to

DINING ROOM

FAMILY ROOM/LOUNGE

STUDY

FAMILY KITCHEN
with range of base and wall cupboard and drawer units, working surfaces over. Leisure Range cooker and hood over, one and a half bowl sink, waste disposal, integral fridge and integral dishwasher.

UTILITY ROOM
with range of base and wall cupboard and drawer units with space for washing machine and space for tumble drier. Single stainless steel sink, space for fridge, space for freezer. Grant oil fired central heating boiler.

SIDE HALL
with its own external door to front but also leading off to

OFFICE
enabling this room to have independent access, overlooking the rear, full air conditioning, and with an

EN SUITE WC
with range of base and wall cupboard and drawer units, sink and wc.

CONSERVATORY
Leading off to a terrace and having sliding doors from the family room/lounge.

FIRST FLOOR LANDING

METRO

ATTIC
plastered and painted with Velux roof lights.

MAIN BEDROOM
with superb views.

EN SUITE BATH AND SHOWER ROOM
with corner bath, corner shower, twin wash hand basins, wc and fitted cupboards.

BEDROOM TWO
window to front. A large suite with

EN SUITE SHOWER ROOM
corner shower, wc and pedestal wash hand basin.

SHOWER ROOM
with wc, wash hand basin and shower.

BEDROOM THREE
fitted wardrobes.

BEDROOM FOUR
with views over orchard.

BEDROOM FIVE/BOX ROOM/STUDY
with wardrobe off.

OUTSIDE
To the front is a tarmac parking driveway for five cars, mature hedging and gated access to either side, leading to

REAR GARDEN
well landscaped with good entertaining terrace immediately adjoining the rear. Included in the sale is the wood/pizza oven and separate barbeque. Also included in the sale is the really useful LOG CABIN with raised planted area and a virtually no-maintenance astro-turf "lawn". There are lovely views to the rear over adjoining farmland and to the woods of Binton.

GARAGE

There is an integral garage beside one of the reception rooms and this could perhaps be utilised further.

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.

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.

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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