

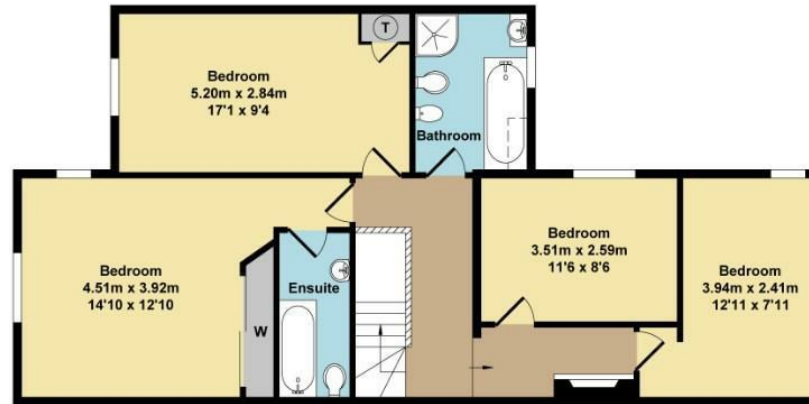
Peter Clarke



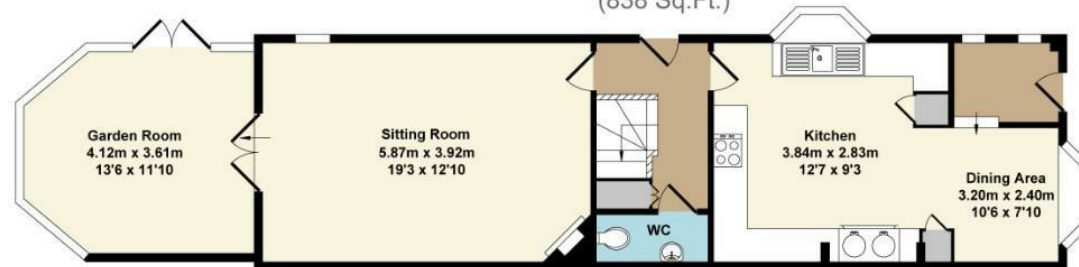
8 Tavern Lane, Shotton, Stratford-upon-Avon, Warwickshire, CV37 9HE

8 Tavern Lane, Shottery  
Total Approx. Floor Area 148.4 Sq.M. (1597 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.



First Floor  
Approx. Floor  
Area 77.9 Sq.M.  
(838 Sq.Ft.)



Ground Floor  
Approx. Floor  
Area 70.5 Sq.M.  
(759 Sq.Ft.)





- Idyllic location
- Walking distance of town centre
- Rarely available
- Deceptively spacious
- Good sized sitting room with open fireplace
- Kitchen, breakfast room with Aga
- Conservatory/dining room
- Four bedrooms, bathroom and en suite
- Off road parking/carport
- Private rear gardens



£675,000

A very attractive four bedroom end terraced character cottage situated in an idyllic backwater setting yet within walking distance of the town centre. The deceptively spacious accommodation of approximately 1,597 sq.ft. providing a good sized sitting room, conservatory/dining room, kitchen/breakfast room with Aga. Four first floor bedrooms, principal bedroom with en suite, off road parking and carport, private rear gardens.

### ACCOMMODATION

A front door leads to

### ENTRANCE HALL

with tiled floor.

### KITCHEN/BREAKFAST ROOM

with Aga, sink with taps over, recently fitted cupboards with granite work surfaces, built in fridge/freezer, built in dishwasher, four ring electric hob with filter hood over, downlighters, bow window with window seat.

### INNER HALL

with stairs to first floor.

### CLOAKROOM

with wc and wash basin.

### SITTING ROOM

with cast iron and tiled inset fireplace with hard wood surround, suitable for open fires. Double doors leading to

### CONSERVATORY/DINING ROOM

with double glazed windows, dwarf wall, tiled floor, radiator, French doors to side.

### FIRST FLOOR LANDING

with downlighters, feature fireplace.

### BEDROOM ONE

with sliding doors to wardrobe, dual aspect.

### EN SUITE

with wc, wash basin and bath, tiled splashbacks, chrome heated towel rail.

### BEDROOM TWO

with access to roof space, built in wardrobe.

### BEDROOM THREE

with dual aspect.

### BEDROOM FOUR

### BATHROOM

with wc, wash basin and bath, bidet, shower cubicle, tiled splashbacks, tiled floor, chrome heated towel rail.

### OUTSIDE

There is block paved driveway leading to a carport with double wrought iron gated entrance to











## GARDEN

with patio, lawn, gravel path to screened area, shed. The garden is enclosed by wood fencing.

## 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 electric, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas heating to radiators.

**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.





# Peter Clarke



Six multi-award winning offices  
serving South Warwickshire & North Cotswolds

53 Henley Street & 1 Meer Street, Stratford-upon-Avon, Warwickshire, CV37 6PT  
Tel: 01789 415444 | [stratford@peterclarke.co.uk](mailto:stratford@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)

