

A photograph of a two-story white cottage with a dark grey tiled roof and two brick chimneys. The house has six windows: three on the upper floor and three on the lower floor. The front door is green with a small triangular pediment. A flower box with purple flowers is mounted on the wall to the right of the door. A small blue sign with white text is also visible. To the right, a portion of a red brick building is visible. The sky is blue with white clouds.

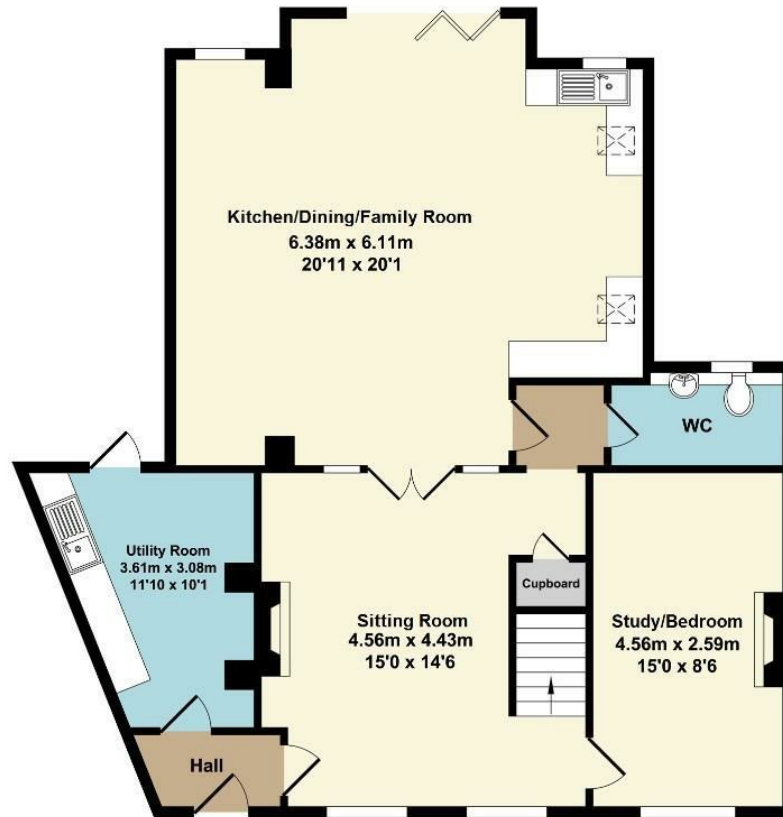
Peter Clarke

Stores Cottage, Stratford Road, Newbold on Stour, Stratford-upon-Avon, CV37 8TS

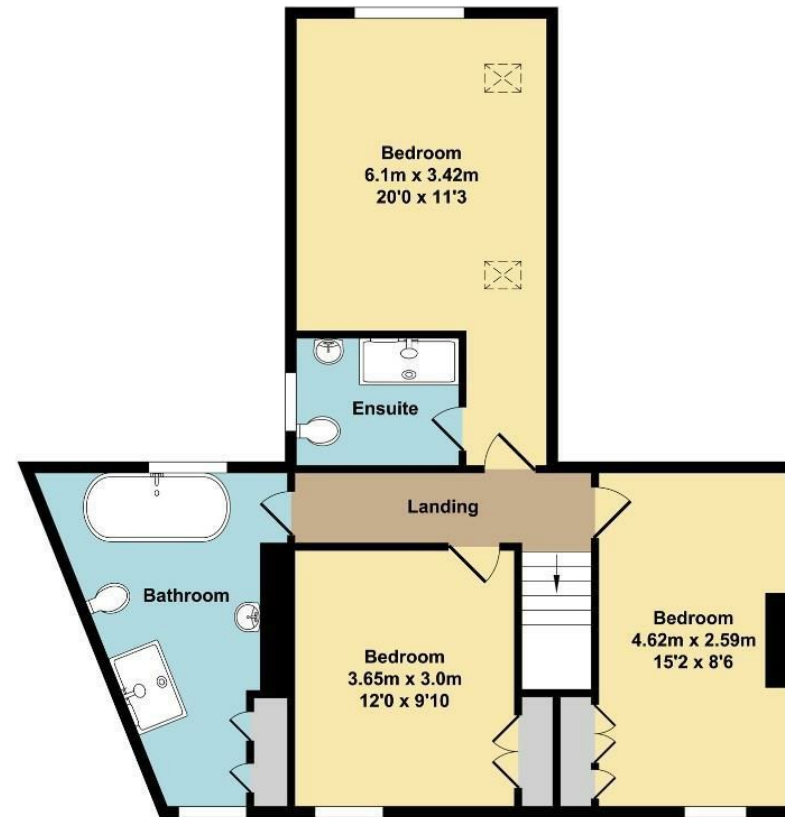
## Stores Cottage

Total Approx. Floor Area 147.99 Sq.M. (1593 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



Ground Floor  
Approx. Floor  
Area 83.94 Sq.M.  
(904 Sq.Ft.)



1st Floor  
Approx. Floor  
Area 64.05 Sq.M.  
(689 Sq.Ft.)



- 1,593 sq.ft.
- Thoughtfully extended
- Sitting room with wood burner
- Large open plan kitchen/dining/family room
- Utility and cloakroom
- Three bedrooms plus ground floor bedroom/study
- Luxury bathroom and en suite
- Good sized gardens
- NO CHAIN



Offers Over £475,000

A very deceptive and tastefully extended three/four bedroom attached character cottage benefiting from approx. 21ft x 16ft superb open plan kitchen/dining/family room, sitting room with wood burner, study/ground floor bedroom four. Utility and cloakroom, main bedroom with en suite, two further bedrooms, luxury bathroom, good sized private rear gardens. Village centre location. NO CHAIN.

## ACCOMMODATION

### SITTING ROOM

with wood burner with flagstone hearth, double oak and glazed folding doors opening to

### KITCHEN/DINING/FAMILY ROOM

with bi-fold doors to garden, ceramic one and a half bowl single drainer sink unit with monobloc mixer taps over and range of cupboards with woodblock work surfaces with upturn, storage space and drawers, Rangemaster oven with five burner gas hob, oven and grill below, stainless steel splashback and filter hood over, space for fridge, wine cooler, built in dishwasher, slate floor with underfloor heating, part vaulted ceilings with roof windows, downlighters.

### STUDY/GROUND FLOOR BEDROOM

with wood effect laminate floor, fireplace.

### CLOAKROOM

with wc and wash basin, slate tiled floor, downlighters.

### UTILITY ROOM

with single bowl, single drainer sink unit with monobloc mixer taps over and cupboards beneath, space for fridge and drier and space for fridge freezer.

## FIRST FLOOR LANDING

### MAIN BEDROOM

with part vaulted ceiling with roof windows, access to roof space.

### EN SUITE

with wc, wash basin and large shower cubicle, downlighters.

### BEDROOM TWO

with painted cast iron fireplace, wardrobes with cupboards over, exposed beams.

### BEDROOM THREE

with double doors to wardrobe, exposed beams.

### BATHROOM

with wc, wash basin and double ended roll top bath with claw and ball feet. Large shower tray with glass screen, rainfall shower head and second shower attachment, tiled floor with underfloor heating, tiled splashbacks, downlighters, access to Worcester gas heating boiler.

## OUTSIDE

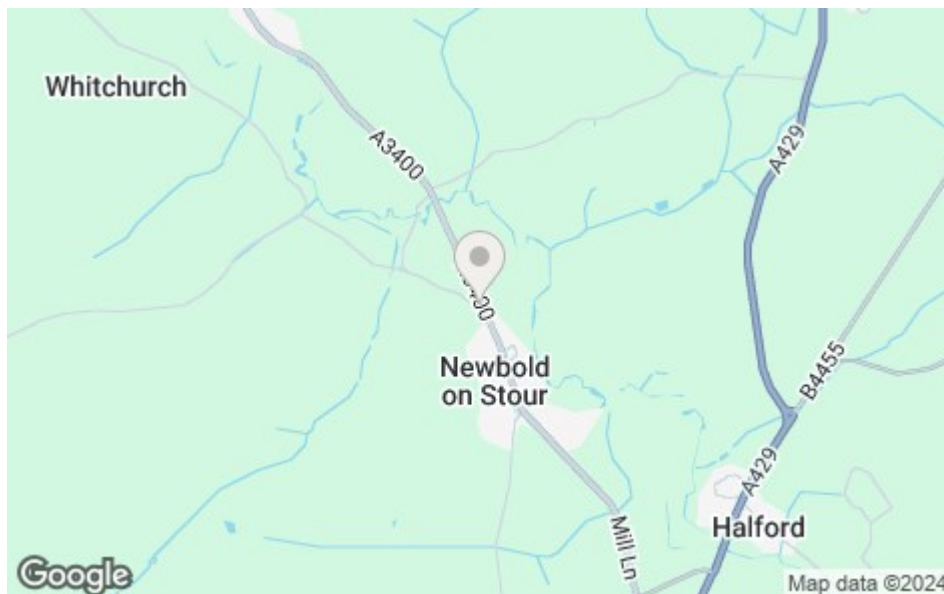
To the rear is a garden with large paved patio area and steps rising to a lawned area with











planted borders, mature tree, garden shed and raised vegetable beds. The gardens are enclosed by wood fencing. Gated access leads via a shared path with gated access to the front.

## 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, electric, 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.

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

**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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