



Peter Clarke

Arden House 10 Church Road, Wilmcote, Stratford-upon-Avon, CV37 9XD

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Approximate Gross Internal Area
 Ground Floor = 173.95 sq m / 1872 sq ft
 First Floor = 149.93 sq m / 1614 sq ft
 Garage Ground Floor = 66.93 sq m / 720 sq ft
 Garage First Floor = 54.46 sq m / 586 sq ft
 Total Area = 445.27 sq m / 4792 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



Ground Floor

First Floor



Ground Floor



First Floor

- Substantial accommodation
- Approx 4,792 sq.ft. (inc garage)
- Approx 0.8 acre plot with outstanding mature gardens adjoining fields
- Edge of village location
- Beautifully presented and maintained
- Large light and flexible rooms
- Detached four car garage with loft conversion felt to offer further potential (STPP)
- Gated driveway



Guide Price £1,250,000

**** Best & Final Offers Thursday 7th August by 12.00 **** An outstanding detached residence providing 4,792 sq.ft. (inc garage) of beautifully presented and maintained accommodation on an approx 0.8 acre mature plot adjoining fields, located on the edge of this most sought after village. Flexible accommodation with three large reception rooms, kitchen/breakfast room, five bedrooms, five bathrooms, four car detached garage with loft over, felt to offer further potential (STPP).

ACCOMMODATION

An oak porch leads via a front door to

LARGE ENTRANCE HALL

with reading area, exposed beams and door to garden. Reclaimed Tudor staircase with balustrade.

DRAWING ROOM

with triple aspect, reclaimed oak exposed beams, stone fireplace with wood burning stove.

DINING ROOM

with French doors to terrace, reclaimed exposed beams, large pantry cupboard.

SITTING ROOM

with French doors to garden, oak floor, stone fireplace with coal effect gas fire, exposed reclaimed beams.

STUDY/BEDROOM FIVE

SHOWER ROOM

with wc, wash basin and shower cubicle.

INNER HALL

with double cupboard to sink, storage cupboards.

KITCHEN/BREAKFAST ROOM

with range of cupboards and composite work surface, Franke sink, large Aga with three ovens and three hot plates, built in fridge, built in dishwasher, built in microwave, pantry cupboard, breakfast bar.

REAR HALL

UTILITY ROOM

with space and plumbing for washing machine, gas heating boiler.

CLOAKROOM

with wc.

FIRST FLOOR LANDING

storage cupboards.

BEDROOM ONE

with dual aspect, excellent range of bespoke hand made fitted cupboards, drawers, dressing table and wardrobes.

EN SUITE

with wc, bath, large shower cubicle with glass screen, two matching wash basins with hand made cupboards, further bespoke hand made cupboards.







BEDROOM TWO

with dual aspect.

SHOWER ROOM

with wc, wash basin and shower cubicle.

BEDROOM THREE

with built in wardrobe, dual aspect, under eaves storage.

EN SUITE

with wc, wash basin with cupboards below and shower cubicle. Under eaves storage.

BEDROOM FOUR

two fitted wardrobes, dual aspect.

BATHROOM

with wc, wash basin and bath with shower attachment. Useful fitted linen cupboards.

OUTSIDE

There is five bar gated entrance to a large tarmacadamed driveway with circular brick feature.

DETACHED FOUR CAR GARAGE

of brick construction, with electric up and over door to front, power and light. Stairs to

LOFT

with two windows, plastered. Felt to provide potential subject to planning permission.

GARDEN

There is superb flagstone paving surrounding three sides of the property with several seating areas offering views of the garden and fields beyond. There are large lawned areas with mature trees including lime, walnut, copper beech, silver birch and chestnut. Potting shed and garden store attached to garage. Post and rail fencing adjoining fields.

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, 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 H.

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.





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