



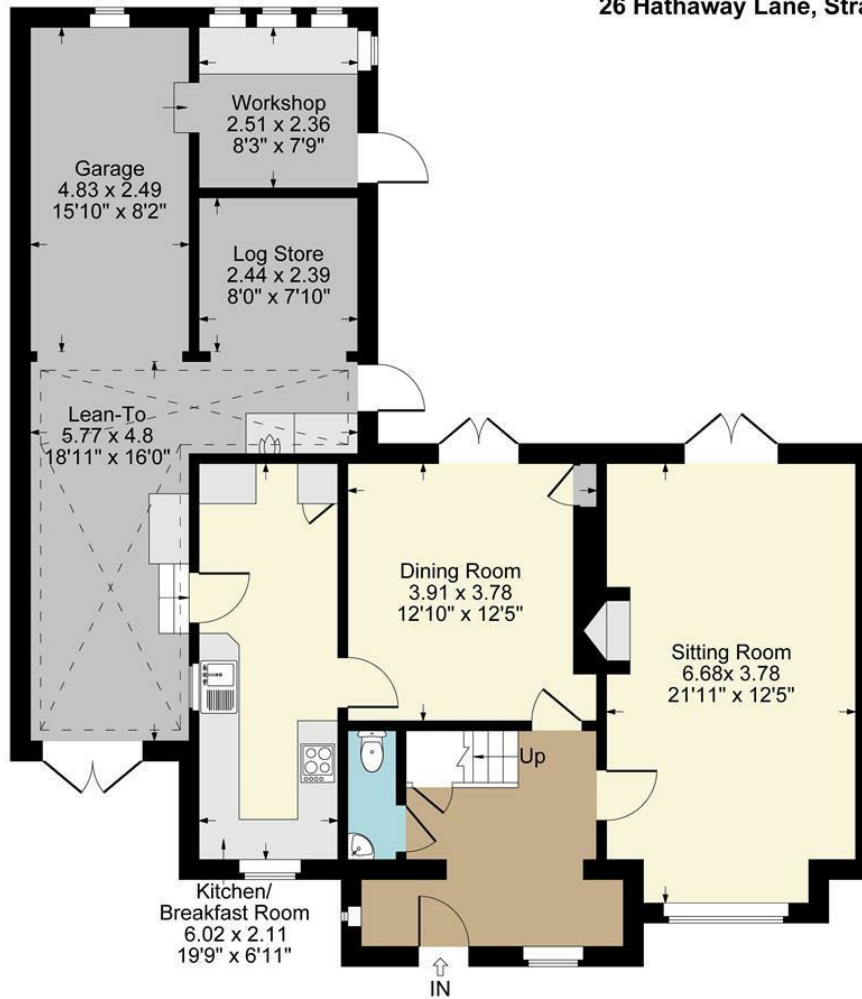
Peter Clarke

IN ASSOCIATION WITH

Winkworth

26 Hathaway Lane, Stratford-upon-Avon, CV37 9BJ

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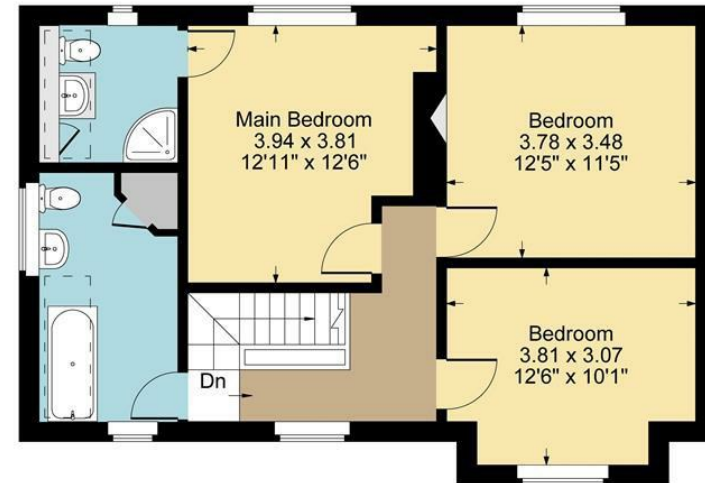


Ground Floor

 Denotes restricted head height



Approximate Gross Internal Area
 Ground Floor = 67.21 sq m / 724 sq ft
 First Floor = 61.81 sq m / 665 sq ft
 Outbuilding = 29.75 sq m / 320 sq ft
 Garage = 11.89 sq m / 128 sq ft
 Total Area = 170.66 sq m / 1837 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



First Floor

- Handsome traditional semi-detached property
- Wider than average plot
- Well-proportioned accommodation throughout
- Three double bedrooms
- En suite to principal bedroom
- Ample off-road parking
- Beautifully stocked, good-sized west-facing rear garden
- Garage, store and covered carport
- Sought-after location close to Shottery
- Further potential, subject to the necessary planning permission



Guide Price £650,000

A handsome traditional three double bedroom semi-detached home occupying a wider than average plot in a sought-after location close to Shottery. Offering generously proportioned accommodation, ample parking and beautifully stocked west-facing gardens, the property also provides excellent potential for future extension or alteration, subject to the necessary planning permissions.

ACCOMMODATION

GROUND FLOOR

A front door leads into a spacious entrance hall with wood-effect flooring and stairs rising to the first floor. There is a cloakroom fitted with a WC and wash hand basin.

The dual-aspect sitting room is a particularly light and welcoming space, featuring French doors opening onto the rear garden together with a limestone fireplace incorporating a wood-burning stove.

The separate dining room also benefits from wood-effect flooring and French doors leading to the rear garden, making it ideal for entertaining.

The kitchen/breakfast room is fitted with a sink with mixer tap and cupboards beneath, complemented by additional work surfaces and storage cupboards. There is an electric cooker

point, space and plumbing for a dishwasher, and space for a fridge/freezer.

FIRST FLOOR

On the first floor, the landing provides access to the loft space, which is part boarded and fitted with a loft ladder.

The principal bedroom benefits from a refitted en suite comprising a WC, wash hand basin and shower cubicle.

There are two further generous double bedrooms.

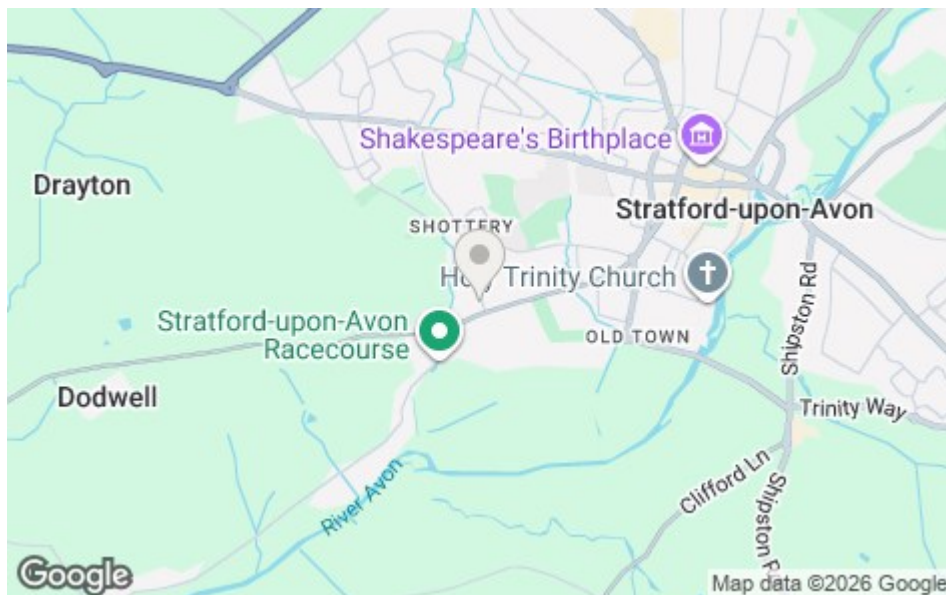
The family bathroom is fitted with a bath, WC and wash hand basin, with an airing cupboard providing additional storage.

OUTSIDE

To the front of the property is an extensive stone-gravelled driveway providing off-road parking for several vehicles, enclosed by mature beech







and laurel hedging together with established trees.

Double doors lead to a covered carport at the side of the property, which includes space and plumbing for a washing machine and provides access to two concrete sectional garages, one used for storage.

The delightful west-facing rear garden features a paved patio with pergola leading onto sweeping lawns bordered by deep evergreen shrubs, herbaceous perennials, mature trees and an abundance of roses. A composting area is situated at the rear, and the garden is fully enclosed, providing an attractive and private outdoor space.

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 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.

LISTED: No

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast Available

(Checked on Ofcom Jun26) | Minimum Mobile Coverage: 62%
Vodafone (Checked on Ofcom Jun26)

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.

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53 Henley Street, Stratford-upon-Avon, Warwickshire, CV37 6PT
Tel: 01789 415444 | stratford@peterclarke.co.uk | www.peterclarke.co.uk



Peter Clarke

AN ASSOCIATE OF

Winkworth