

Peter Clarke



Gorrans, Luddington Road, Stratford upon Avon, CV37 9SD



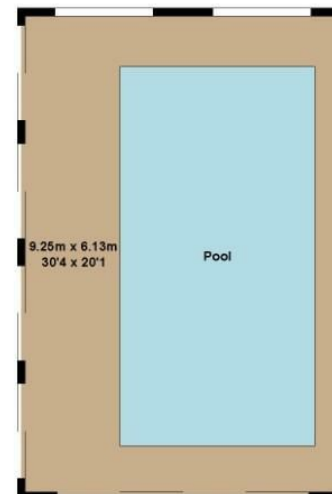
Luddington, CV37 9SD

Total Approx. Floor Area 256.60 Sq.M. (2762 Sq.Ft.)

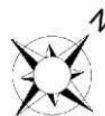
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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 78.20 Sq.M. (842 Sq.Ft.)



Pool House  
Approx. Floor Area 56.70 Sq.M. (610 Sq.Ft.)



Ground Floor  
Approx. Floor Area 121.70 Sq.M. (1310 Sq.Ft.)



- Outstanding views to front to River Avon and beyond
- Fields to rear
- 0.59 acre plot
- Very quiet location yet just over a mile from the town centre
- Well maintained accommodation, felt to offer potential for extension (STPP)
- Ample parking and double garage
- Three reception areas
- Four bedrooms
- Three bathrooms
- NO CHAIN



Guide Price £1,100,000

With outstanding views to the River Avon and beyond to the front and field to the rear, is this fantastic opportunity to purchase a four bedroom detached residence which sits nicely in the gardens and provides potential for extension (STPP), with covered swimming pool and 0.59 acre of a plot. Very quiet location only approx. 2 miles from the town centre. NO CHAIN.

#### ACCOMMODATION

A front door leads to the porch with door to

#### ENTRANCE HALL

having parquet floor, understairs storage cupboard.

#### SHOWER ROOM

with wc, wash basin and shower cubicle.

#### SITTING ROOM

with outstanding views to the front, inglenook style fireplace with dual aspect and French doors to rear garden.

#### BREAKFAST ROOM

with views to front, parquet floor, and opening to the kitchen.

#### KITCHEN

which has double bowl sink with granite work surfaces, fitted cupboards, four ring electric hob, built in microwave, built in oven and grill, and views to front.

#### DINING ROOM

with dual aspect and sliding doors to rear garden terrace.

#### FIRST FLOOR LANDING

with loft ladder providing access to roof space, large walk in storage cupboard.

#### MASTER BEDROOM

with outstanding views to front and a range of fitted wardrobes.

#### DRESSING ROOM

with sliding doors to wardrobes.

#### BATHROOM

with wc, shower cubicle and wash basin on vanity unit with cupboards below.

#### BEDROOM TWO

with views to front, mirror fronted sliding wardrobes.

#### BEDROOM THREE

with fitted wardrobes, drawers and wash basin.

#### BEDROOM FOUR

with built in wardrobe.

#### BATHROOM

with wc, wash basin and bath with mural paintwork, shower over and shower screen, airing cupboard.

#### OUTSIDE

There is a five bar gated entrance leading to a large tarmacadamed parking area with electric roller door to double garage with power and light, pedestrian door to rear.

The front garden is lawned with low hedging. There is













double gated access on one side and pedestrian access to the other leading to the rear garden where there are steps rising to a terraced area with pergola and mature Wisteria. Swimming pool which is covered with double glazed windows and filtration system.

#### SWIMMING POOL

which is covered with double glazed windows and filtration system.

A beech hedge leads to a small paddock which is with greenhouse and enclosed by post and rail 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 electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Oil 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 G.

**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



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serving South Warwickshire & North Cotswolds

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