

Peter Clarke



1 Wimpstone, Stratford-upon-Avon, Warwickshire, CV37 8NS

- Outstanding panoramic views
- Sitting room with wood burner
- Dining room and kitchen/breakfast room
- Utility and wc
- Three bedrooms and bathroom
- Ample gated parking
- Easy to maintain gardens



£425,000

A very attractive three bedroom semi detached character cottage with outstanding panoramic views to the River Stour and beyond. Two good reception rooms, kitchen/breakfast room, ample parking and manageable gardens.

ACCOMMODATION

Solid timber front door leads to Porch with quarry tiled floor, door to entrance hall. Cloakroom with wc and wash basin, tiled splashbacks. Sitting room with dual aspect bay window to side, wood burning stove. Dining Room with feature brick wine rack. Kitchen/Breakfast Room with one and a half bowl single drainer sink unit with monobloc mixer taps over and cupboards beneath. Fitted with a further range of units providing cupboards, working surfaces, storage space and drawers, built in dishwasher, space for fridge freezer, range oven with filter hood over, shelving, breakfast bar, superb views. Utility with cupboards, worktop and space and plumbing for washing machine, door to garden. The vendors have commented how much they have enjoyed viewing wildlife from garden including kingfisher, deer, muntjac, fox, owls, kites, finches and greater spotted and green woodpecker.

First floor landing with access to roof space, airing cupboard. Bedroom One with fitted cupboards, four doors to wardrobes with cupboards over, access to roof space, superb views. Bedroom Two and Bedroom Three, both with superb views. Bathroom with white suite of wc, wash basin and bath, separate shower cubicle, fully tiled walls, chrome heated towel rail, roof window.

Outside there is a five bar gated entrance leading to ample stone gravelled off road parking. The remainder of the garden is lawned with planted shrub and tree borders. The garden is enclosed by hedging to one side and fencing at the bottom of the bank. Oil tank and garden shed.

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, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Oil fired heating.

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.

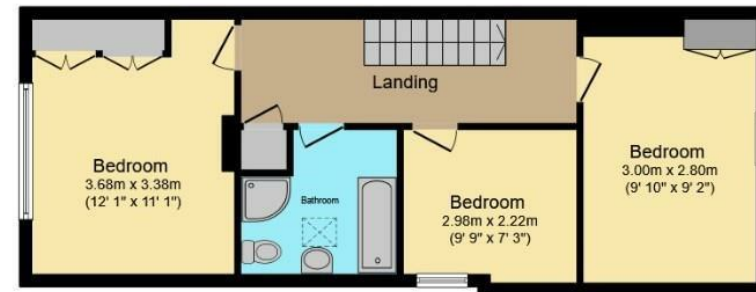
VIEWING: By Prior Appointment with the selling agent.



1 Wimpstone, Stratford-upon-Avon, CV37 8NS



Ground Floor

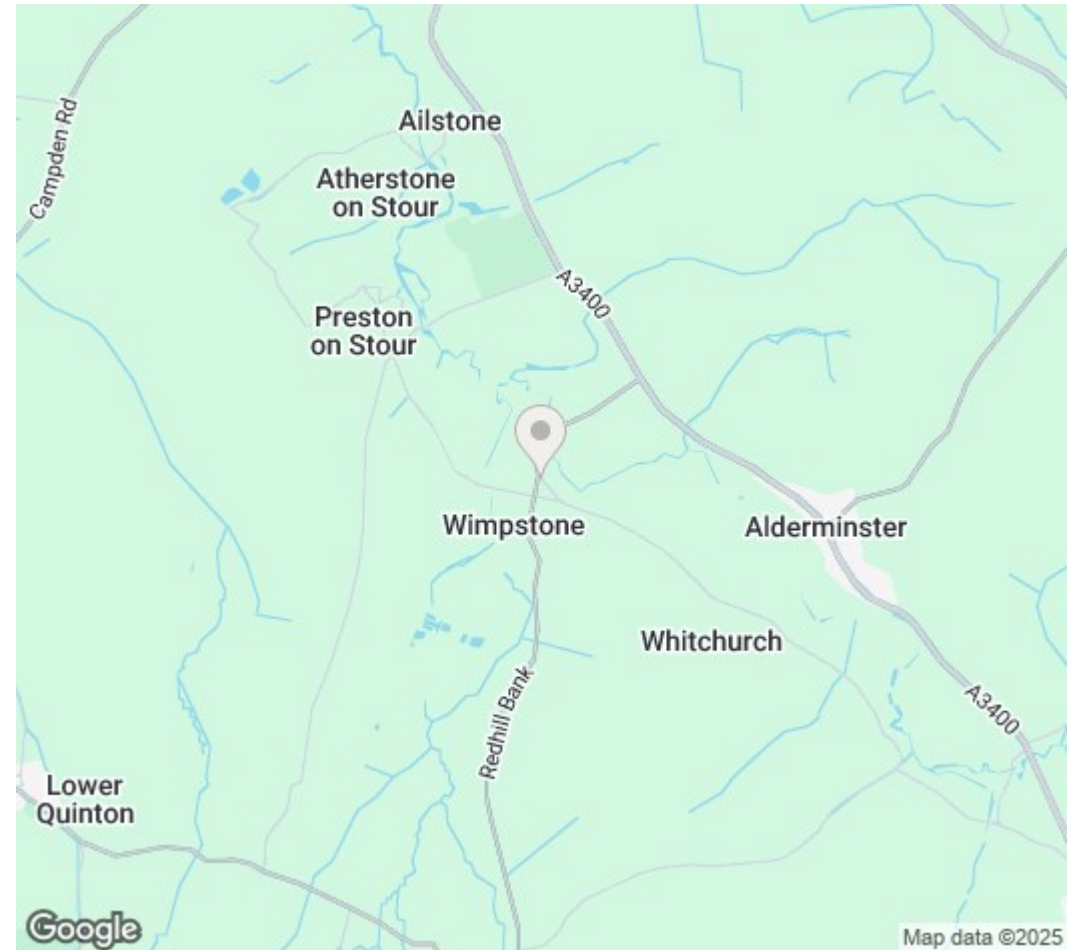


First Floor

TOTAL: 117.0 sq.m. (1,260 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





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.

Multi-award winning offices
serving South Warwickshire & North Cotswolds

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

Peter Clarke

