

Peter Clarke



Bridgcote, 7 Banbury Road, Stratford-upon-Avon, Warwickshire, CV37 7HN

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## Studio

Floor area 16.6 sq.m. (178 sq.ft.)

## Ground Floor

Floor area 170.7 sq.m. (1,837 sq.ft.)

## First Floor

Floor area 94.0 sq.m. (1,012 sq.ft.)

## Second Floor

Floor area 36.6 sq.m. (394 sq.ft.)

**TOTAL: 317.8 sq.m. (3,421 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](http://www.Propertybox.io)



- NO CHAIN
- Very beautifully presented
- Four reception rooms plus kitchen/family room
- Very close walk to the town centre
- Four bedrooms
- Very attractive gardens
- Two excellent lofts
- Large driveway
- Private, attractive rear gardens with studio



Guide Price £1,150,000

**NO CHAIN.** A handsome double fronted, four bedroom detached property providing very spacious and extended accommodation of approx 3,065 sq.ft., on approx 0.27 acre plot. Three large reception rooms, kitchen/family room and garden room, four good bedrooms, family bathroom and two en suite, two excellent lofts, parking for many vehicles and private, beautifully kept, large rear gardens. Situated in an enviable location within an easy walk to the town centre.

### ACCOMMODATION

A front door leads to

### ENTRANCE HALL

with tiled floor, understairs storage cupboard.

### CLOAKROOM

with wc and wash basin with cupboards below.

### SITTING ROOM

with large bay window to front, triple aspect, sliding doors to rear garden, limestone fireplace surround, oak floor.

### SNUG

with large bay window to front, oak floor, double doors to

### DINING ROOM

with oak floor, brick fireplace. Opening to

### GARDEN ROOM

with double glazed windows, dwarf wall, two roof windows, downlighters, tiled floor, French doors to rear.

### KITCHEN/FAMILY ROOM

### BREAKFAST AREA

with tiled floor, downlighters, opening to

### KITCHEN/FAMILY AREA

with French doors to rear, vaulted ceiling with two roof

windows, downlighters. One and a half bowl granite drainer sink unit with monobloc mixer taps over and cupboards beneath. Fitted with a further range of units providing cupboards, working surfaces with upturn, storage space and drawers, built in dishwasher, five ring electric hob with splashback and filter hood over, pan drawers, built in oven, grill and microwave, built in fridge freezer. Tiled floor.

### UTILITY ROOM

with tiled floor, roof window, single bowl sink unit with taps over and cupboards beneath. Further cupboards and work surface, space and plumbing for washing machine, access to gas heating boiler.

### FIRST FLOOR LANDING

with stairs to second floor, airing cupboard.

### BEDROOM ONE

with dual aspect, oak fitted wardrobes.

### LUXURY EN SUITE

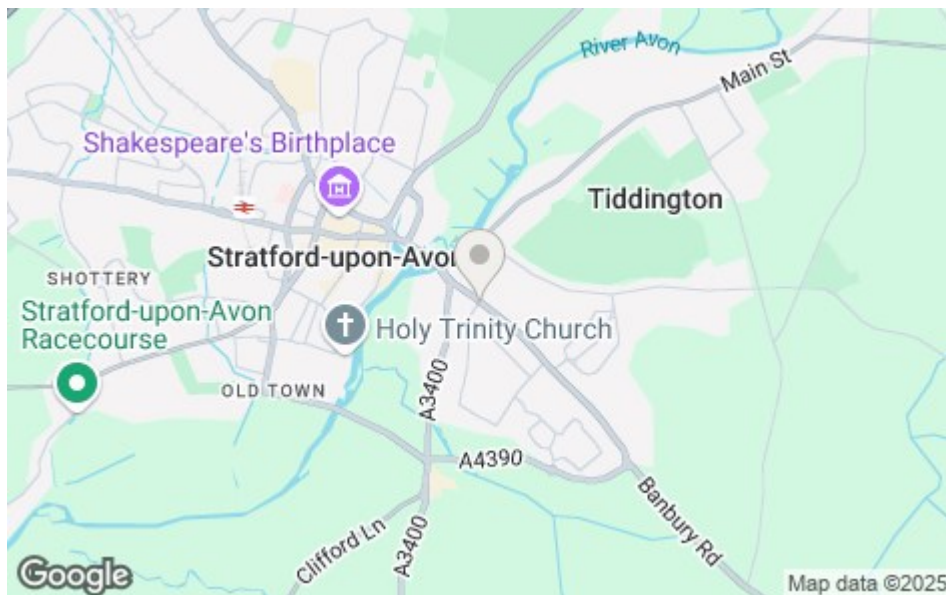
with wc, wash basin and soakaway with glass shower screen and double shower attachment, tiled floor, tiled walls, fitted cupboard, downlighters, chrome heated towel rail.

### BEDROOM TWO

with dual aspect, double doors to wardrobes and drawers.







### **EN SUITE**

with wc, wash basin and shower cubicle, tiled splashbacks, downlighters.

### **BEDROOM THREE**

wash basin with cupboards below.

### **BEDROOM FOUR**

### **BATHROOM**

with wc, wash basin with cupboards below and double ended bath with central taps and separate shower cubicle. Tiled walls, tiled floor, downlighters, chrome heated towel rail.

### **SECOND FLOOR LOFT AREAS**

with landing with under eaves storage.

### **LOFT ONE**

plastered, with power, light, carpeted, under eaves storage, radiator and window to side.

### **LOFT TWO**

plastered, with power, light, carpeted, under eaves storage, radiator and window to side.

### **OUTSIDE**

To the FRONT there is stone gravelled off road parking for many vehicles, with attractive evergreen, shrub tree and perennial planted borders. Access to

### **GARAGE**

with up and over door to front, power and light and roof window.

Large patio to the side of the property, with hedging and gated access to

## REAR GARDEN

with attractive covered patio seating area. Second covered seating area and GARDEN STUDIO/HOME OFFICE converted from garage, with sliding doors to front, power and light and heating.

The gardens are beautifully kept with a large lawned area, evergreen shrub and perennial planted borders, enclosed by wood fencing and hedging with garden shed to rear.

## 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 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.





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