

Peter Clarke



The Yews Ferry Lane, Alveston, Stratford-upon-Avon, Warwickshire, CV37 7QZ

The Yews, Alveston



Lower Ground Floor

Ground Floor

First Floor

Approximate Gross Internal Area

Lower Ground Floor = 7.57 sq m / 82 sq ft

Ground Floor = 94.19 sq m / 1014 sq ft

First Floor = 74.82 sq m / 805 sq ft

Total Area = 176.58 sq m / 1901 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.



- Prime position within Alveston village
- River walks, local pub and excellent access to the wider road networks
- Three reception rooms, upgraded kitchen and utility room
- Main bedroom with en suite bathroom
- Three further bedrooms and a shower room
- Mature landscaped gardens to front and rear and gated driveway with plenty of parking
- NO CHAIN



£740,000

A charming character home found at the end of a gated driveway overlooking a delightful garden to front. The spacious accommodation comprises in brief: drawing room, sitting room, upgraded kitchen, dining hall, utility room, cellar, main bedroom with en suite bathroom, three further bedrooms and a shower room. To the rear is a landscaped, low maintenance, two tiered garden.

ACCOMMODATION

ENTRANCE LOBBY

with wood effect flooring. Opens into

RECEPTION ROOM ONE

with bay window to front, feature gas fireplace, storage cupboards and shelving. Door to cellar.

STYLISH UPGRADED KITCHEN

with bay window to front, range of matching wall and base units with granite work top over incorporating five ring gas hob with extractor fan hood over, integrated double oven and fridge freezer, island unit and breakfast bar with granite work top over incorporating ceramic one and a half bowl sink with drainer, tile effect flooring.

RECEPTION ROOM TWO

a generous size, dual aspect room with bay window and double doors to front, further window and door to rear, feature open fireplace.

RECEPTION ROOM THREE

with windows and double doors to rear garden.

UTILITY ROOM

with window to rear, range of base units with work top over incorporating Belfast style sink, space for washing machine, free standing boiler, wood effect flooring.

CLOAKROOM

with two windows to side, wash hand basin, wc and tiled flooring.

CELLAR

dry lined with flagstone flooring, power and light.

FIRST FLOOR LANDING

with loft hatch, airing cupboard housing pressurised water tank with slatted shelf.

MAIN BEDROOM

with windows to front and rear, loft hatch, two sets of fitted double wardrobes with hanging rails and shelving.

EN SUITE BATHROOM

with window to rear, panelled bath with shower over, pedestal wash hand basin, wc, part tiled walls.

BEDROOM

with window to front, triple fitted wardrobes with rails and shelving.

BEDROOM

with window to rear, overstairs wardrobe with small internal rail.

BEDROOM

with two windows to front, fitted double wardrobe with rail and shelf.







SHOWER ROOM

with window to rear, double depth shower cubicle, pedestal wash hand basin, wc, heated towel rail, part tiled walls and tiled floor.

OUTSIDE

The property is approached over a brick paved driveway with a seven bar electric gate and parking for several vehicles. Raised front lawn with planted borders, beds, mature shrubs and trees. Brick paved pathways and patio, timber sheds, greenhouse, and a perspex shed to side. Walled boundaries to either side, low walled boundary to front with panelled fence and hedgerow above.

REAR GARDEN

An enclosed, two tiered southerly aspect garden with a mix of paved pathways, patios, gravelled beds, steps up to a mostly stone chipped garden with planted beds, mature shrubs, trees, planted sleeper beds and panelled fence and walled boundaries.

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 central 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 F.

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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