

Peter Clarke



Old Forge Court, Iron Cross, Salford Priors, Evesham, WR11 8SH

Offers in Excess of £575,000

Set on a good sized plot, a detached four bedroom, two bathroom residence having been converted to provide a superb family home with NO CHAIN and ready for immediate occupation. Thoughtfully planned with accommodation that flows over 2109 sq.ft., there are well proportioned rooms and great entertaining space. With recently appointed kitchen, bathrooms and wc, the property is conveniently located for regional travel to major centres, the property boasts plenty of parking and lawned gardens.



SALFORD PRIORS is an attractive village situated in Warwickshire near the Worcestershire border, yet lies only one and a half miles from the riverside village of Bidford-on-Avon.

IRON CROSS is a hamlet on the outskirts of Salford Priors. Local amenities include Hillers Farm Shop and The Queens Head public house. The larger towns of Evesham, Alcester and Stratford are nearby providing more extensive amenities.

ACCOMMODATION A double glazed front door leads to

ENTRANCE HALL with oak finish floor and a wide staircase leading to the first floor.

CLOAKROOM newly fitted out, wc and wash hand basin. Understairs cupboard off.

FAMILY LIVING/DINING ROOM Two rooms left open plan and providing excellent entertaining space.

Off the Entrance Hall is an Inner Hallway with recently created treatment rooms/work from home offices, that could be returned to a sitting room.

KITCHEN continued flooring from the hallway and having newly fitted base, wall, cupboard and drawer units painted in a plain Shaker style and with timber working surfaces over. Brand new appliances including stainless steel double oven, hob, hood, integrated dishwasher. Space for American style fridge freezer with water supply. Tiled splashbacks, spotlights and wine rack.

UTILITY ROOM matching base and wall cupboards, matching surfaces, stainless steel sink, fuse box, continued flooring. Space for washing machine and tumble drier.

FIRST FLOOR LANDING with galleried effect over staircase. Useful wide study area.

MASTER BEDROOM (front). Hatch to roof space.

EN SUITE SHOWER ROOM Velux roof light, newly fitted with contemporary suite of wc, wash hand basin and good sized shower. Chrome towel rail/radiator.

BEDROOM TWO (rear).

BEDROOM THREE (front).



BEDROOM FOUR (rear).

BATHROOM newly fitted with bath, wash hand basin to wall hung cupboard, wc and shower cubicle. Chrome towel rail/radiator, tiled floor.

OUTSIDE Approached off the road behind a tarmadamed driveway (right of way for Old Forge House behind), there is excellent parking space to the right and left, all in tarmac and providing useful space for caravan or motorhome, or considerable potential for outbuilding, garaging, ancillary accommodation or perhaps other uses, all subject to obtaining the necessary planning permission.



A picket fence separates the mainly lawned gardens which extend to a good size, with a substantial oak tree at the foot of the garden. There is an external store room, external Worcester oil fired central heating boiler, oil tank and electric meter cupboard, all discreetly tucked away in a gravelled yard at the rear of the property.

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 and water are connected to the property. Drainage is via a septic tank and central heating is oil fired. These details should be checked by your solicitor before exchange of contracts.

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.

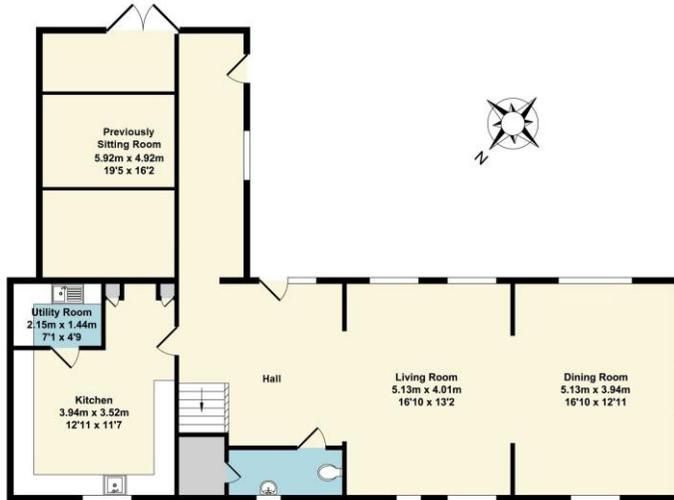
It is understood the driveway at the front is owned by this property with a right of way granted for Old Forge House at the rear - purchasers are encouraged to check this prior to exchange of contracts.



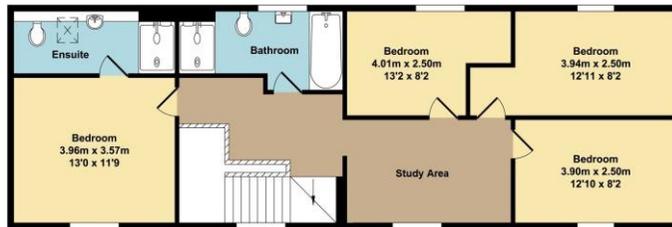
Old Forge Court

Total Approx. Floor Area 195.96 Sq.M. (2109 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 appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor
Approx. Floor
Area 112.91 Sq.M.
(1215 Sq.Ft.)



First Floor
Approx. Floor
Area 83.05 Sq.M.
(894 Sq.Ft.)

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) 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; (ii) 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. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings (iv) 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 (v) 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.

AGENTS NOTE: Please note previous marketing material from 2018 has been used in these details.

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.

DIRECTIONS: From Stratford upon Avon proceed out on the B439 Evesham Road and go through Bidford on Avon signposted towards Salford Priors. At Salford Priors turn right onto School Road. Proceed to the end of this road at the T junction at Iron Cross. The Queens Head public house should be visible on the left hand side, but turn right here and the property is second on the right identified by the agent's For Sale board.

VIEWING: By Prior Appointment with the Selling Agents.

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