

Peter Clarke



Pinfold, The Green, Upper Quinton, Stratford-upon-Avon, CV37 8SX

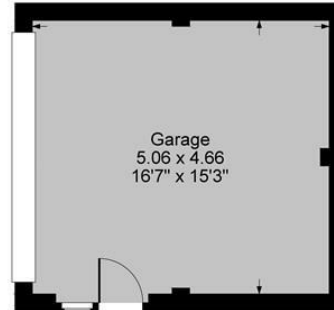
# Pinfold, Upper Quinton



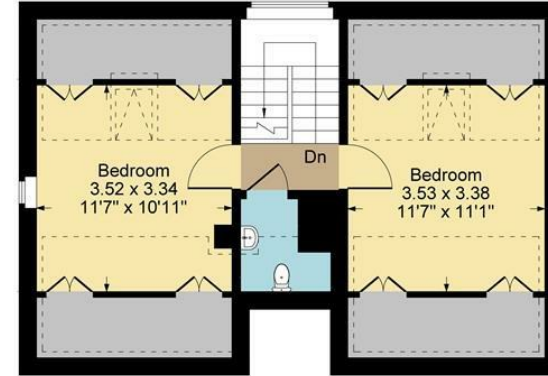
 Denotes restricted head height

Approximate Gross Internal Area  
 Ground Floor = 87.51 sq m / 942 sq ft  
 First Floor = 50.02 sq m / 538 sq ft  
 Second Floor = 47.79 sq m / 514 sq ft  
 Garage = 23.58 sq m / 254 sq ft  
 Total Area = 208.90 sq m / 2248 sq ft

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



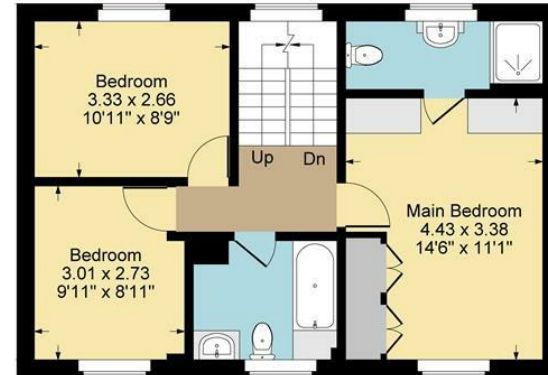
Garage



Second Floor



Ground Floor



First Floor

- Sought after idyllic quiet village location
- Beautiful views over the large village green to the front
- Flexible accommodation
- Hall, cloakroom, sitting room with wood burner
- Garden room, kitchen,/dining room/family room
- Five bedrooms, two bathrooms, large utility room
- Parking to front and rear
- Double garage



Guide Price £650,000

A handsome, double fronted individual detached residence situated in an enviable position with beautiful views over the large village green located in this sought after idyllic location. The property benefits from four reception areas, five bedrooms, two bathrooms, large utility room, parking to front and rear, with double garage to rear.

### ACCOMMODATION

Double doors lead to:

### PORCH

with front door to

### HALL

with under stairs storage cupboard, wood effect floor.

### CLOAKROOM

with WC, wash basin and oil heating boiler.

### SITTING ROOM

with dual aspect with views over the green, wood burning stove, French doors to garden. Double doors to:

### GARDEN ROOM

with triple aspect, solid roof, downlighters and views over the green. French doors to rear.

### KITCHEN/DINING ROOM

with range of cupboards and granite work surfaces, Franke sink, built in dishwasher, electric range oven with filter hood over, pan drawers, integrated fridge and freezer, slate floor. Leading to:

### FAMILY ROOM

with French doors to rear and electric feature fire.

### LARGE UTILITY ROOM

with excellent range of cupboards, sink, space and plumbing for washing machine and dryer.

### FIRST FLOOR LANDING

### BEDROOM ONE

with a range of fitted wardrobes and cupboards, views over the green.

### EN SUITE

with WC, wash hand basin with cupboards below and large shower cubicle.

### BEDROOM TWO

### BEDROOM THREE

### BATHROOM

with WC, wash basin with cupboards below and bath with shower over and shower screen.

### SECOND FLOOR LANDING

### BEDROOM FOUR

with undereaves storage, roof window.

### BEDROOM FIVE

with roof window and roof storage.







### **CLOAKROOM**

with WC and wash basin.

### **OUTSIDE TO FRONT**

There is a shared stone gravelled right of way shared by three properties leading to off road parking for this property. Patio seating area to front with views of the green, two raised rockery beds/borders. Gated access to side to:

### **REAR GARDEN**

with patio, lawn, evergreen shrub and perennial planted borders, access to oil tank. The garden is enclosed by wood fencing with gated access to stone gravelled off road parking for three cars with right of way to rear.

### **DOUBLE GARAGE**

with up and over door to front, power and light, door to side.

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

**AGENTS NOTE:** There is a shared vehicular right of way to the front shared by three properties. There are no regular maintenance charges



however all three properties share any maintenance costs. There is a vehicular right of way to the rear shared by two properties, there are no regular maintenance charges however both properties share any maintenance costs.

**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.

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

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