

Peter Clarke



Greenbank, 19 Avenue Road, Stratford-upon-Avon, Warwickshire, CV37 6UW









A simply fabulous bespoke town residence of outstanding design and quality, rarely found. Remodelled and completely renovated without compromise, Greenbank offers stylish living as a turn-key solution. Offered with the likelihood of no chain, this property is truly one of a kind in design and execution.

Four bedrooms, four bathrooms, G.I.A. of 3,921 sq.ft., on a deep and wide landscaped plot with thoughtfully planted westerly/southerly facing rear garden, and set back behind a gravelled in and out driveway to the front with parking for a good number of vehicles. There is gated access on both sides of the property and a superb garden studio. There are a host of features including interior and exterior lighting system, electric remote blinds, speakers, TVs, sound bars, CCTV and EV charge point. Further details available.

- Fabulous bespoke town residence of outstanding design and quality
- G.I.A. of 3,921 sq.ft. to include five reception rooms, four bedrooms and four bathrooms
- Host of features including lighting systems, electric remote blinds, speakers, TVs, sound bars, CCTV
- Driveway with EV charging point and westerly/southerly rear garden
- Superb garden studio
- Stylish living as a turn-key solution



Asking Price £2,450,000











## ACCOMMODATION

Recessed porch with a big oak and stainless steel front door, opens to

## ENTRANCE HALL

with glass and stainless steel balustrades, built in under stair storage/comms cupboard, crittall style windows and door leading the eye through to family room and rear garden beyond.

## OFFICE

built in furniture.

## SITTING ROOM

inset electric fire, built in furniture.

## CLOAKROOM

with built in furniture, wc and wash hand basin to built in cupboard.

## CINEMA ROOM

built in wide screen TV and Sonos sound bar, sliding doors to rear terrace and garden, roof light, sliding pocket door.

## HUGE KITCHEN FAMILY ROOM AND DINING

## FAMILY ROOM AND DINING

plenty of room for family sized table and chairs, and sofas, etc., with sliding doors to rear terrace. Left open plan to

## KITCHEN

central island unit of over 9ft x 5ft, with single slab stone surface, wide pan drawers, Neff fan assisted steam oven with Neff induction hob over, Hi Sense bottle fridge, extensive cabinetry including integrated Fisher & Paykel dishwasher, one and a half bowl sink, Quooker boiling water tap, electric Aga, Fisher & Paykel American style fridge freezer with water dispenser.

## LAUNDRY/BOOT ROOM

with built in furniture for cloaks, shoes, wine rack and pull out baskets. Base and wall cupboard and drawer units, Miele washing machine and Hotpoint tumble dryer, sink, fuse box, central heating and under floor controls. Door to side.

## FIRST FLOOR LANDING

with built in wardrobes and linen cupboard. Stairs rise to the second floor with glass balustrades.







## **PRINCIPAL BEDROOM**

with French doors.

## **EN SUITE DRESSING ROOM**

## **EN SUITE BATH AND SHOWER ROOM**

twin sinks, free standing tub bath, double walk in rainfall shower, built in furniture.

## **BEDROOM TWO**

## **EN SUITE BATH AND SHOWER ROOM**

## **BEDROOM THREE**

## **EN SUITE SHOWER ROOM**

## **SECOND FLOOR LANDING**

off to

## **BEDROOM FOUR**

with a lovely view over the rear garden, built in furniture, eaves storage, two velux roof lights. A door leads off the bedroom to

## **PLANT ROOM**

with a Platron Elson pressurised hot water tank and Worcester gas fired central heating boiler.

## **BATHROOM**

with free standing tub bath, wc and shower, wash hand basin to built in unit, roof light, mirror doubles as a door leading to storage room/loft space.

## **OUTSIDE**

From the front of the property, proceeding through the right hand gate is a useful side access with cold water tap, leading round to a terrace immediately adjoining the rear of the property. Further gated access on the opposite side of the property with a shed (housing a water accumulator to boost water pressure). Useful bin store area. The stylish overhang wrapping round the rear of the property provides solar shading and an equally nice sitting area on a rainy day. Beyond are landscaped gardens with thoughtfully planted beds and borders, a gravel pathway meanders to a further paved sitting area with raised borders. Outside power sockets.



## **MOWER/GARDEN SHED/GREENHOUSE**

with rainwater butt. Further garden shed.

## **SUPERB STUDIO**

Supplied by "Green Retreats" and suitable for a gym/work from home/hobby solution. Power, light and electric heater, and underfloor heating on thermostat and timer.

At the foot of the garden is a walled rear boundary. The rear garden faces almost due west with an open southerly aspect. There is feature lighting inside and outside the property.

## **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.

**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:** C. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.







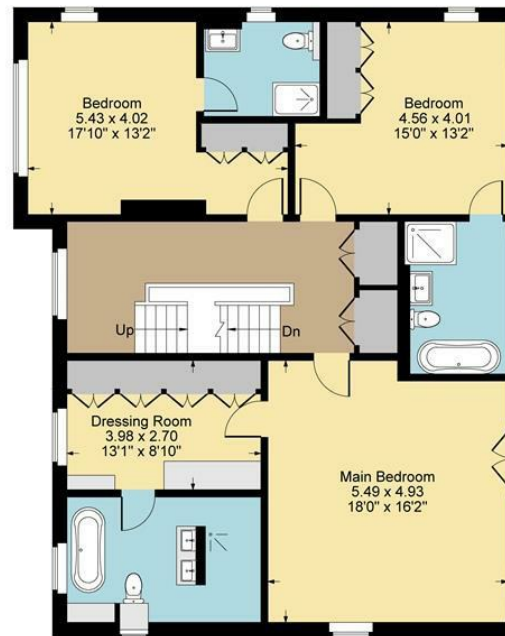




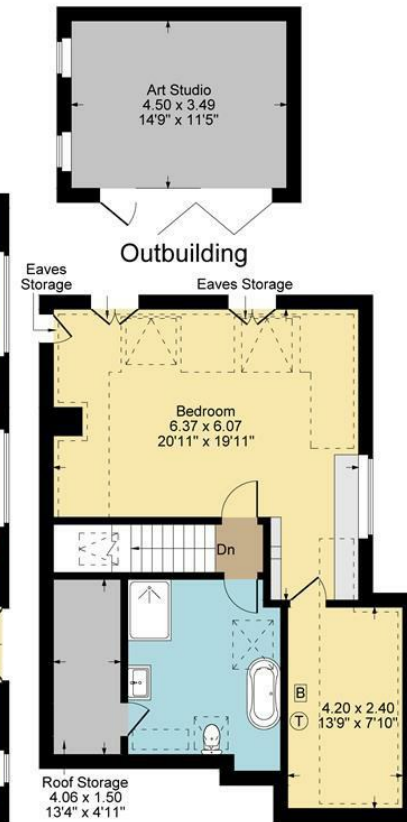
## 19 Avenue Road, Stratford-upon-Avon



Ground Floor



First Floor



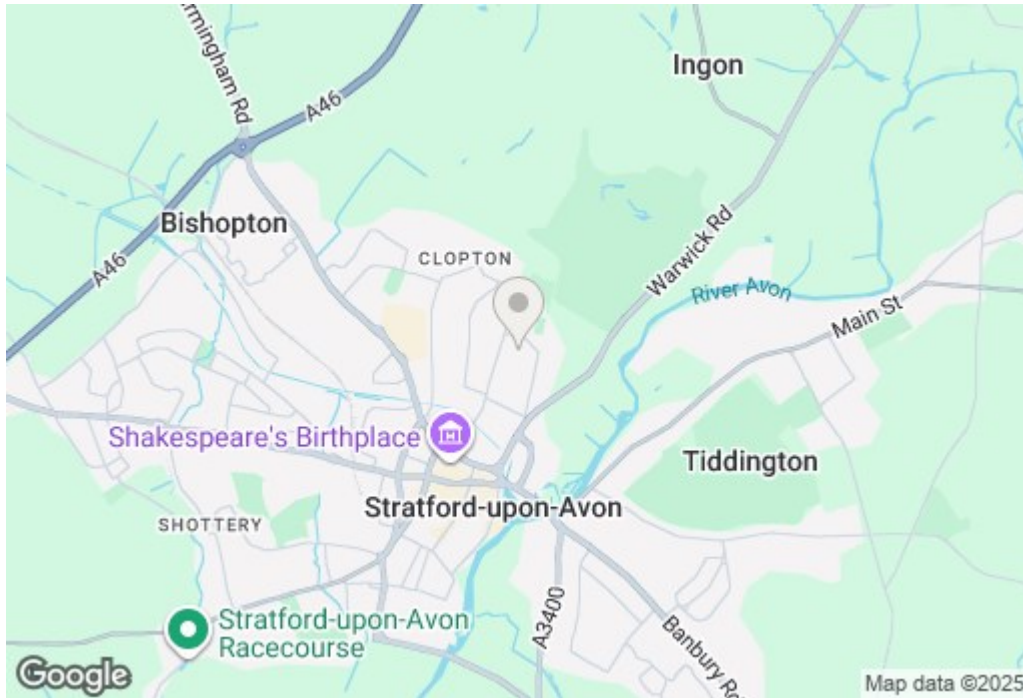
Second Floor

Approximate Gross Internal Area  
Ground Floor = 164.67 sq m / 1772 sq ft  
First Floor = 118.79 sq m / 1279 sq ft  
Second Floor = 65.11 sq m / 701 sq ft  
Outbuildings = 15.70 sq m / 169 sq ft  
Total Area = 364.27 sq m / 3921 sq ft

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







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  
Tel: 01789 415444 | [stratford@peterclarke.co.uk](mailto:stratford@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)

Peter Clarke

