

Peter Clarke



198 Evesham Road

Stratford upon Avon



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Stratford upon avon CV37 9AS

A spacious extended semi-detached residence having been extensively remodelled and expensively appointed by the present owners. Now providing bespoke accommodation of three bedrooms and three bathrooms, thought to suit discerning buyers appreciating the quality touches to the property throughout. The property also has a well proportioned garden with an excellent garden room/office and dining/entertaining room. The property stands back well off the road behind a large parking and turning area and an early viewing is recommended.

£550,000

Peter Clarke

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STRATFORD UPON AVON is a thriving Market Town offering excellent shopping, sporting, cultural, social and recreational facilities. It is within easy reach of many of the industrial and commercial centres of the Midlands and the Cotswolds are close at hand. Junction 15 of the M40 motorway lies within 7 miles distance at Longbridge, Warwick, enabling good communications with the Midlands conurbation, via the M42, M5, M6 as well as affording a straightforward route to London and the South.

ACCOMMODATION

RECESSED PORCH

ENTRANCE HALL with oak finish flooring.

CLOAKS CUPBOARD with hanging rails.

SITTING ROOM with French doors and bay window to front, fitted shutters, continued flooring.

STORE CUPBOARD with fuse box and providing useful storage.

CLOAKROOM with wc and wash hand basin, recessed shelves.

LAUNDRY ROOM space for tumble dryer, space for washing machine, deep sink/dog shower with cupboard under, fitted shelving, hot water cistern.

KITCHEN/BREAKFAST AND FAMILY ROOM fitted with excellent base and wall cupboard and drawer units, with working surfaces over, one and a half bowl butler style sinks, Insinkerator waste disposal fitted, AEG hob, Faber hood, AEG coffee machine, AEG microwave, twin fan assisted ovens incorporating grills. Twin velux roof lights.

SITTING AREA overlooking the rear with French doors to terrace and garden.

PANTRY CUPBOARD with twin barn doors.

FIRST FLOOR LANDING with a spiral staircase to the loft.

MASTER BEDROOM with walk in wardrobe space, drawers, hanging rails and shelving.

SHOWER ROOM

SECOND DRESSING ROOM (HIS AND HERS) with hanging space and shelving.

BATHROOM with whirlpool bath, wc and wash hand basin.

BEDROOM TWO with window to front, wardrobe cupboard.

BEDROOM THREE with window to front and walk in wardrobe.

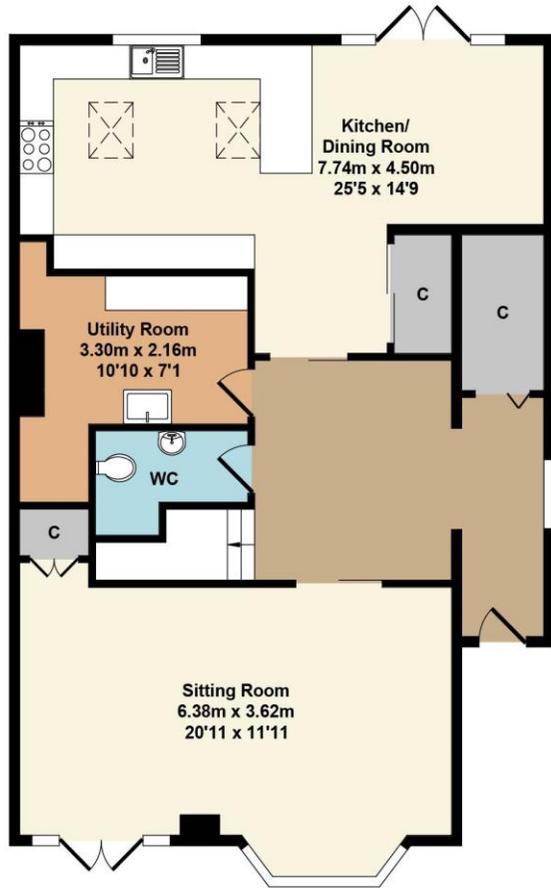
MAIN SHOWER ROOM with double shower, wc and bowl wash hand basin to stand.

LOFT plastered and carpeted, velux roof light.

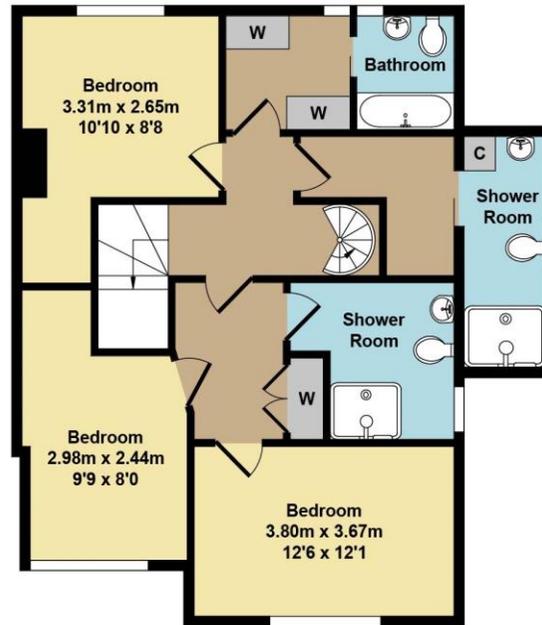


Evesham Road, Stratford upon Avon, CV37 9AS
 Total Approx. Floor Area 192.30 Sq.M. (2069 Sq.Ft.)

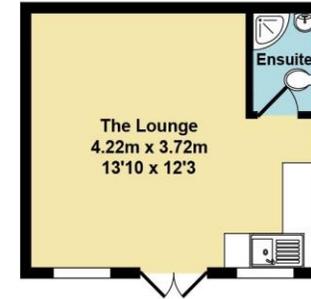
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



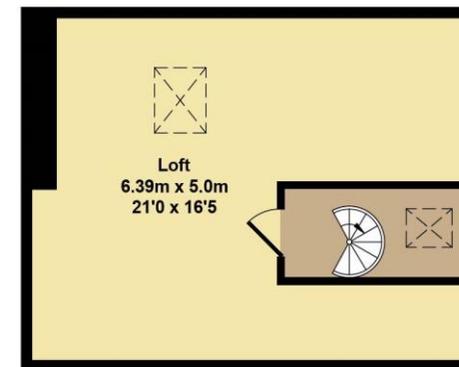
Ground Floor
 Approx. Floor
 Area 86.50 Sq.M.
 (931 Sq.Ft.)



First Floor
 Approx. Floor
 Area 58.20 Sq.M.
 (626 Sq.Ft.)



Outbuilding
 Approx. Floor
 Area 15.70 Sq.M.
 (169 Sq.Ft.)



Second Floor
 Approx. Floor
 Area 31.90 Sq.M.
 (343 Sq.Ft.)



OUTSIDE

REAR GARDEN Immediately adjoining the rear of the property and accessed by the gated entrance to the side or via the French doors in the family room, a decking terrace lies beyond and beside that is a covered **DINING/PARTY ROOM**. Lawned rear garden leading up to a barbeque area and an excellent **GARDEN ROOM/OFFICE** with kitchenette, shower room and providing excellent work from home space.

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, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Electric room and water heating and PV solar panels.

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 E**

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: F. A full copy of the EPC is available at the office if required.

DIRECTIONS: From Stratford town centre proceed along Rother Street into Evesham Place, straight over the roundabout out of town on the Evesham Road. Number 198 will be found on the right hand side.

VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS

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.





Peter Clarke

Six offices serving South Warwickshire & North Cotswolds