



9 Pine Close, Shottery, Stratford-upon-Avon, CV37 9FB

## 9 Pine Close, Stratford-upon-Avon



### Approximate Gross Internal Area

Ground Floor = 75.98 sq m / 818 sq ft

First Floor = 101.74 sq m / 1095 sq ft

Garage = 28.07 sq m / 302 sq ft

Total Area = 205.79 sq m / 2215 sq ft

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



- Sought after cul de sac
- Quiet position on the edge of Shottery and walking distance to town
- Spacious hall, cloakroom
- Dual aspect sitting room with bi-fold doors and open fire
- Dining room, refitted kitchen/breakfast room, utility
- Five bedrooms, three bathrooms
- Parking, double garage and attractive, private, south facing rear gardens
- Within walking distance of Grammar schools



£875,000

A substantial detached residence situated in a very quiet position, in a sought after cul de sac, on the edge of Shottery and within walking distance of the town centre. Recently redecorated, recarpeted and upgraded, providing two reception rooms, kitchen/breakfast room, superb principal bedroom suite with dressing room and en suite, four further bedrooms, parking and double garage. Very attractive private south facing rear gardens with summerhouse, workshop and greenhouse.

#### ACCOMMODATION

A front door leads to

#### ENTRANCE HALL

with exposed wood floor and under stairs storage cupboard.

#### REFITTED CLOAKROOM

with wc and wash basin.

#### SITTING ROOM

with dual aspect, bi-fold aluminium coated doors to garden, inglenook fireplace with grate for open fire, reclaimed brick surround. Double doors to

#### DINING ROOM

with large bay window to rear garden.

#### REFITTED KITCHEN/BREAKFAST ROOM

with range of gloss fronted units with work surface, pan drawers, sink, Rangemaster oven with six burner hob, filter hood over and glass splashback, dishwasher, breakfast bar. Fitted media screen.

#### UTILITY ROOM

with cupboards and work surface, sink, space and plumbing for washing machine, space for fridge freezer.

#### FIRST FLOOR LANDING

with access to roof space which is part boarded with light, ladder and shelving. Airing cupboard with hot water cylinder.

#### PRINCIPAL BEDROOM

with Hammonds fitted wardrobes, dressing area with mirror fronted fitted wardrobes, wash basin with Porcelanosa tiles.

#### LUXURY EN SUITE BATHROOM

with Roper Rhodes double ended oval free standing bath with free standing taps and shower attachment, wc and resin wash basin with drawers below, downlighters, fitted mirror. Granite surfaces.

#### BEDROOM TWO

with Hammonds fitted wardrobes.

#### EN SUITE

with wc, circular wash basin, shower cubicle with soakaway and rainfall shower head, Porcelanosa tiled walls and floor, downlighters, wall mirror.

#### BEDROOM THREE

with wardrobes.

#### BEDROOM FOUR

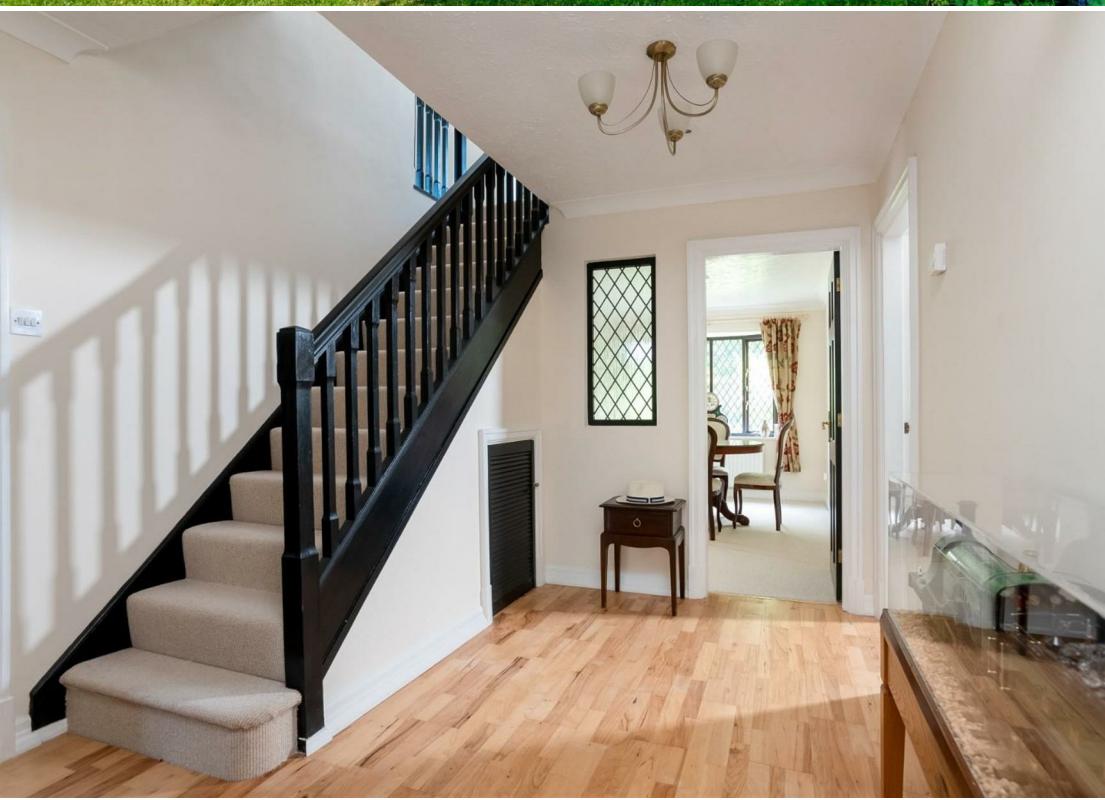
with Hammonds fitted wardrobes.

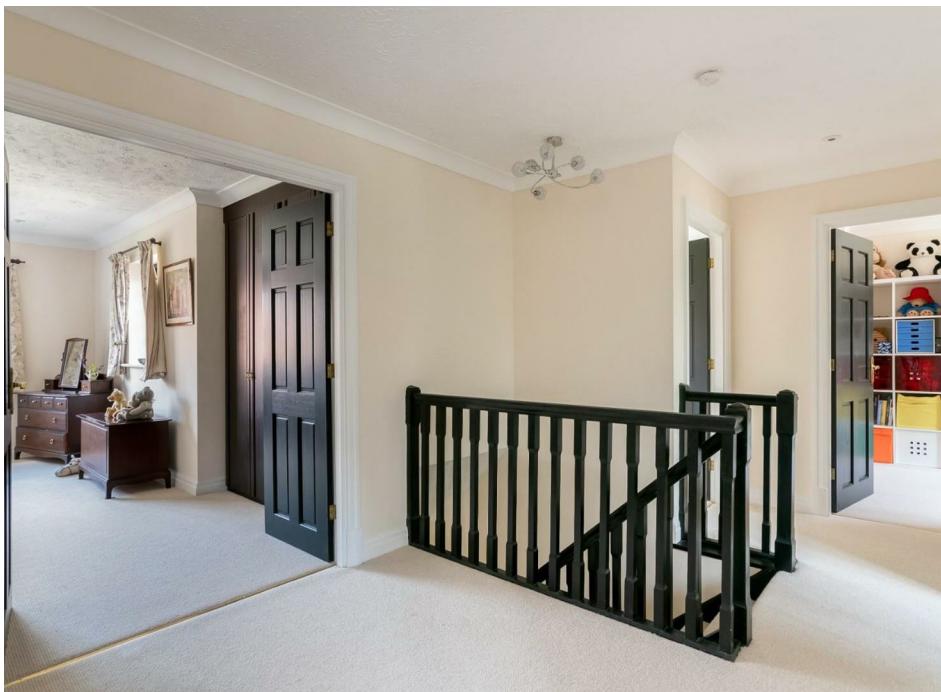
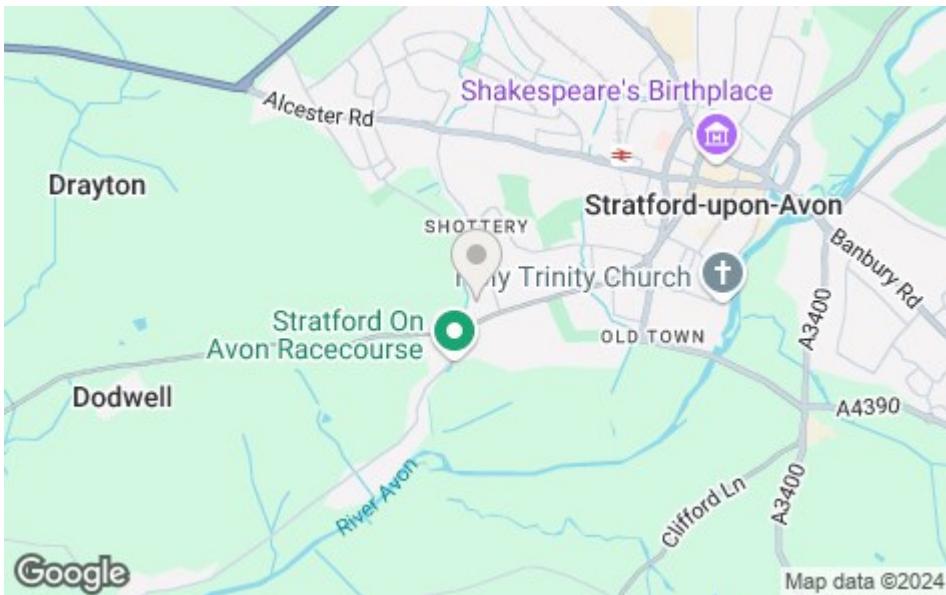
#### BEDROOM FIVE

#### FAMILY BATHROOM

with wc, wash basin with Whirlpool bath and air spa, sink with cupboards below, granite surface, large shower with pebble soakaway and jets, Porcelanosa







tiled walls and floor, chrome heated towel rail, electric under floor heating, downlighters.

#### OUTSIDE

There is block paved off road parking. Lawned front garden with evergreen, shrub and perennial planted borders with mature trees.

#### DOUBLE GARAGE

with two up and over doors, power and light, gas heating boiler, pedestrian door to side. Cold water tap.

#### REAR GARDEN

With block paved path and patio, lawn, range of evergreen, shrub and perennial planted borders with mature trees.

#### WORKSHOP

with double doors to front and power.

#### SUMMERHOUSE

with double doors to front.

#### SWALLOW GREENHOUSE

#### 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. Gas heating to radiators. Electrical Installation Condition Report completed and pass July 2024.

**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: 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 or 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](mailto:stratford@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)

Peter Clarke

