

Peter Clarke



Orchard House Barton Road, Welford on Avon, Stratford-upon-Avon, Warwickshire, CV37 8EY

Barton Road, Welford upon Avon, CV37 8EY
 Total Approx. Floor Area 254.50 Sq.M. (2739 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.



- Detached five bedroom house
- Flexible accommodation with option of an annexe
- Generous gated plot with garage and driveway
- Tucked away position in the village
- Scope to further extend and improve, subject to planning
- Viewing highly recommended



Guide Price £950,000

Located in a tucked away position is this extended five bedroom detached house with flexible accommodation, gated entrance, large driveway, garage and a mature well proportioned garden. Further benefits include the potential for a self contained one bedroom annexe on the ground floor. Welford on Avon is a highly desirable village with a well regarded primary school, pubs, village shop and golf course.

ACCOMMODATION

ENTRANCE HALL

with double cloaks cupboard.

CLOAKROOM

with opaque window to rear, wc, wash hand basin with low level drawers, part tiled walls and tiled flooring.

STUDY

with window to rear and wood effect flooring.

KITCHEN

with range of matching wall and base units with work top over incorporating one and a half bowl ceramic sink and drainer, space for range cooker, brushed metal extractor fan hood over, space for fridge freezer and dishwasher, ceramic tiled floor.

UTILITY ROOM

with door to side, work top with space for washing machine, freestanding combination boiler, ceramic tiled flooring.

DINING ROOM

with windows and double doors to rear.

SITTING ROOM

with bay window to front, sliding French doors to rear, feature fireplace, double doors to sun room.

SUN ROOM

with windows on three sides and double doors to garden.

GROUND FLOOR ANNEXE

interlinking with the entrance hall.

SITTING ROOM

with windows to rear, double doors to front, feature fireplace.

KITCHEN

with window to rear, range of matching wall and base units with work top over incorporating stainless sink with drainer and four ring gas job. Integrated oven, space for low level fridge and washing machine.

REAR HALL

with storage cupboard.

GROUND FLOOR BEDROOM

with windows to rear and side, a large double room with







EN SUITE SHOWER ROOM

with opaque window to rear, double length walk in shower cubicle, pedestal wash hand basin, wc, chrome heated towel rail, tiled walls and floor.

FIRST FLOOR LANDING

with loft hatch and linen cupboard.

PRINCIPAL BEDROOM

with window to rear, fitted triple wardrobes

EN SUITE WET ROOM

with opaque window to front, extractor fan, oval bath, shower cubicle, wash hand basin, wc, chrome heated towel rail, tiled walls and tiled floor.

BEDROOM

with window to front.

BEDROOM

with window to rear.

BEDROOM

with window to rear.

WET ROOM

with shower cubicle, fitted unit with twin wash hand basins, wc, heated towel rail.

OUTSIDE

To the front is a gated entrance with quadruple depth stone chipping driveway, open to the side. Partly laid to lawn with raised beds.

GARAGE

with up and over door, rafter storage option, power and light.



REAR GARDEN

A mix of timber decked seating areas, largely laid to lawn, planted shrubs and trees, paved pathways and patios, hedgerow and timber fence boundaries.

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. LPG 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. There is a shared driveway to the front.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band G.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: E. 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.



Peter Clarke



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serving South Warwickshire & North Cotswolds

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