6 Little Meadow, Pebworth, Stratford-upon-Avon, CV37 8XE

- NO ONWARD CHAIN
- Stunning views over open fields to front and rear
- Extended
- Three double bedrooms
- Peaceful village location
- Wonderful family home

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Offers Over £350,000

With stunning views over open countryside to front and rear, this extended three double bedroom semi detached home is offered for sale for the first time in 40 years. Having been very well maintained by the current owner, this property now offers a fantastic opportunity for a new family to come and make it their own. With three reception rooms, a garage, a fantastic rear garden and the added benefit of NO ONWARD CHAIN

**ACCOMMODATION**

Entrance porch leading to entrance hall with door to large storage cupboard. Sitting room with feature wood burner set into fireplace and dual aspect so nice and light. Dining room. Utility room with wall and base units with work surface over incorporating sink, space for washing machine. Kitchen with matching wall, base and drawer units with work surface over and incorporating one and a half bowl sink, space for cooker, fridge, under counter freezer and dishwasher. Outer lobby with door to wc. Family room.

First floor landing with door to eaves storage. Main bedroom with built in wardrobes, drawers and dressing table. Bedroom with door to eaves storage. Bedroom with built in drawers and storage cupboard. Bathroom with four piece suite comprising bath with separate shower cubicle, wc and wash hand basin, airing cupboard housing hot water tank.

Outside to the rear is a magnificent garden comprising a paved patio running the width of the property, leading to a garden mainly laid to lawn but including a variety of shrubs and hedges, and enjoying an open outlook over fields to the rear. To the side is a brick paved gated driveway allowing access to a garage and store at the rear and to the front is a delightful garden and pond (not in use).

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

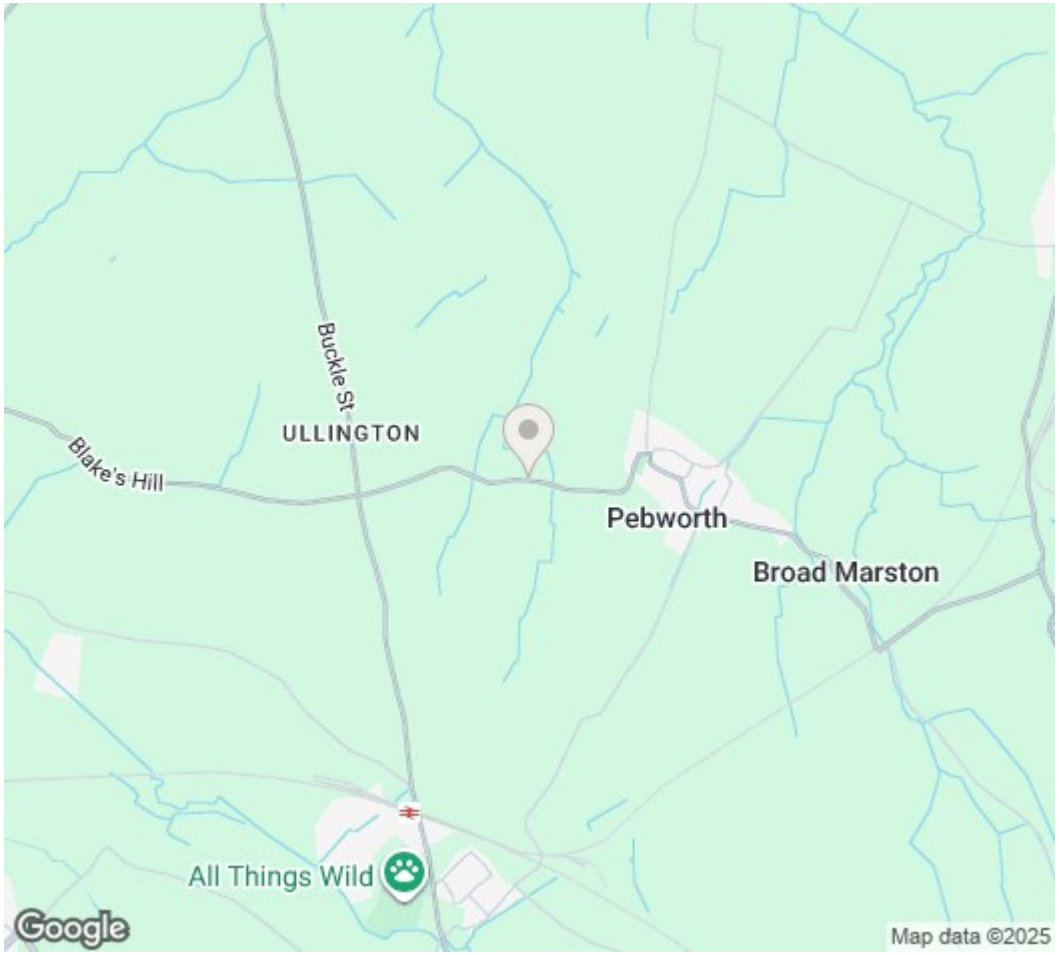
RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

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

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.

Approximate Gross Internal Area
Ground Floor = 76.49 sq m / 823 sq ft
First Floor = 62.53 sq m / 673 sq ft
Garage = 30.34 sq m / 327 sq ft
Total Area = 169.36 sq m / 1823 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

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