

Peter Clarke



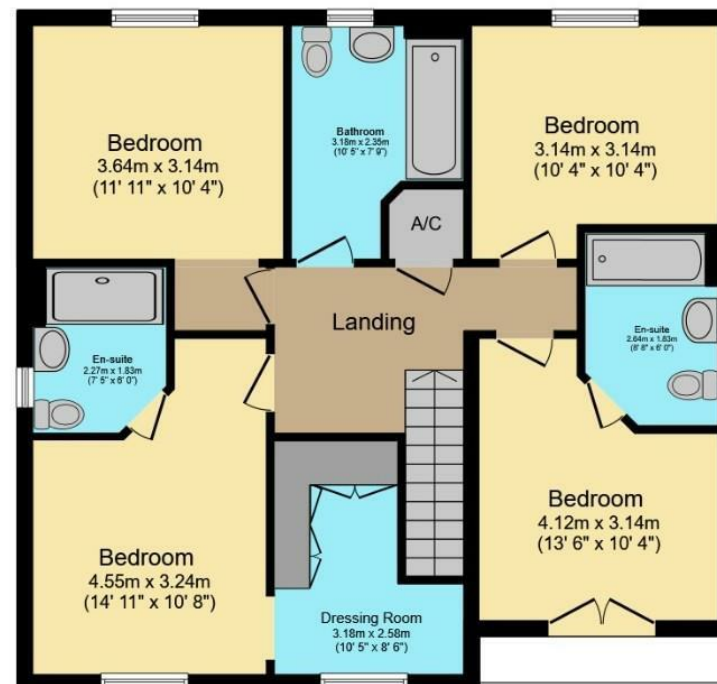
25 The Holt, Binton, CV37 9UE

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Ground Floor

Floor area 82.1 sq.m. (884 sq.ft.)



First Floor

Floor area 79.9 sq.m. (860 sq.ft.)

Total floor area: 162.0 sq.m. (1,744 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

- Elevated position with views of River Avon and fields to the front
- Situated at the end of this small, high quality development in a private gated setting
- Hall and cloakroom
- Sitting room with wood burner, kitchen/dining room, good size utility
- Four double bedrooms, three bathrooms
- Parking and garage
- Good size rear garden



Offers Over £650,000

A very well presented four bedroom detached property, finished to a high standard, and located at the end of this sought after small private gated cul de sac located on the edge of Welford on Avon, with views of fields and the River Avon to the front. Approx 1,744 sq.ft. (inc garage), including sitting room with wood burner, kitchen/dining room, utility, four double bedrooms and three bathrooms, parking, garage. and good sized rear gardens.

ACCOMMODATION

A front door leads to

LARGE ENTRANCE HALL

with tiled floor, storage cupboard. Stairs to first floor.

CLOAKROOM

with wc, wash basin with cupboards below, tiled floor, downlighters.

SITTING ROOM

bay window to front with views over fields and to the River Avon, fireplace with wood burning stove.

KITCHEN/DINING ROOM

with range of cupboards and silestone work surface with upturn, incorporating one and a half bowl sink with silestone drainer, built in dishwasher, pan drawers, built in fridge freezer, five ring induction hob, wine cooler, two ovens, warming drawer, tiled floor, downlighters, bi-folding doors to garden.

UTILITY ROOM

with range of cupboards and silestone work surface with upturn, single bowl single drainer sink unit, space and plumbing for dryer and washing machine, tiled floor, downlighters.

LANDING

access to roof space with light and ladder. Airing cupboard with hot water tank.

BEDROOM ONE

with downlighters.

DRESSING AREA

with fitted wardrobes.

EN SUITE

with wc, wash basin with drawers below, large shower cubicle, chrome heated towel rail, downlighters, tiled floor.

BEDROOM TWO

with Juliet balcony with views over fields and the river.

EN SUITE

with wc, wash hand basin with cupboards below, large shower cubicle with rainfall shower head, chrome heated towel rail, tiled floor, downlighters.

BEDROOM THREE

BEDROOM FOUR







FAMILY BATHROOM

with wc, wash basin with drawers below, bath with shower over, chrome heated towel rail, tiled floor, downlighters.

OUTSIDE

There is a communal gated access with a drive leading to the end of the development and block paved parking for this property.

There is a lawned front garden with planted borders. Gated access to side leading to

GARAGE

with double doors to front.

REAR GARDEN

with patio, lawn and being enclosed by wood fencing.

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 (pumped to the main sewer) are connected to the property. However this should be checked by your solicitor before exchange of contracts. LPG heating which is metered. Under floor heating to ground floor, radiators to first floor. We have been advised by the vendor there will be a maintenance charge of between £400 and £500 per year for the communal areas and gates, etc.

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 permissive footpath which goes through a wooded area and leads out onto the Binton Road by the Four Alls Pub.

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.

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.





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