

Peter Clarke



30 Aintree Road, Stratford-upon-Avon, Warwickshire, CV37 9FU



- Outstanding views over Stratford Racecourse
- Southerly aspect and views beyond
- Close to finishing straight
- Sitting room, extended kitchen/dining room with bi-fold doors and atrium
- Utility and study
- Five bedrooms, bathroom and en suite
- Parking, garage and easy maintenance gardens



£575,000

Situated in an excellent position overlooking STRATFORD RACECOURSE near the finishing straight and with views beyond and southerly aspect. A five bedroom detached residence in very pleasant location within a flat walk to the town centre. Extremely well presented accommodation to include hall and cloakroom, sitting room, large open plan kitchen/dining/family room with bi-fold doors and atrium, five first floor bedrooms, bathroom and en suite, parking to front, garage, easy maintenance gardens adjoining Stratford Racecourse.

#### ACCOMMODATION

Front door to hall with engineered oak floor. Cloakroom with wc and wash basin, tiled floor, understairs storage cupboard. Sitting room with engineered oak floor, square bay window to front. Extended open plan kitchen/dining/family room with one and a half bowl sink with taps over and cupboards beneath, Neff four burner gas hob, Neff built in double oven and grill, built in dishwasher, built in fridge freezer, Amtico floor, island with granite breakfast bar, downlighters, bi-fold doors opening to terrace, atrium. Utility with single bowl single drainer sink over, cupboards beneath, space and plumbing for washing machine, boiler, engineered oak floor. Study with engineered oak floor.

First floor landing with downlighters, access to boarded roof space, airing cupboard. Bedroom 1 with fitted wardrobes, downlighters, views. Refitted en suite with suspended wc and wash basin, shower cubicle, fully tiled, downlighters, chrome heated towel rail. Four further bedrooms. Refitted bathroom with suspended wc and wash basin and double ended bath with concealed taps and folding shower screen, fully tiled walls, downlighters, tiled floor.

Outside to the front is block paved parking with gated access to side. Garage with up and over door to front, power and light, tiled floor, pedestrian door to side. Rear garden with patio, lawn, hedging and outstanding views.

#### 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, 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.

**AGENTS NOTE:** There are solar panels on the rear of the roof which are on a 25 year lease from 2012 with A Shade Greener. The property benefits from the free electric which is also used to heat water using the immersion heater.

**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:** C. A full copy of the EPC is available at the office if required.

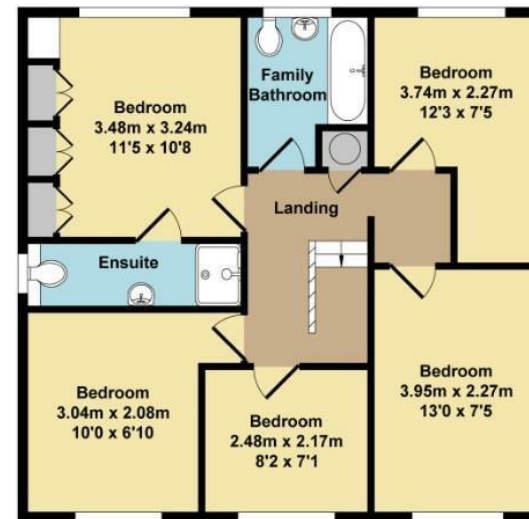
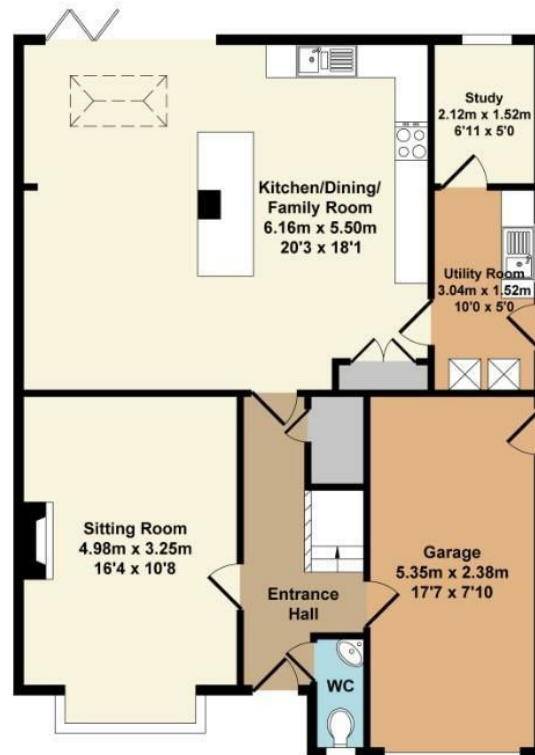
**VIEWING:** By Prior Appointment with the selling agent.



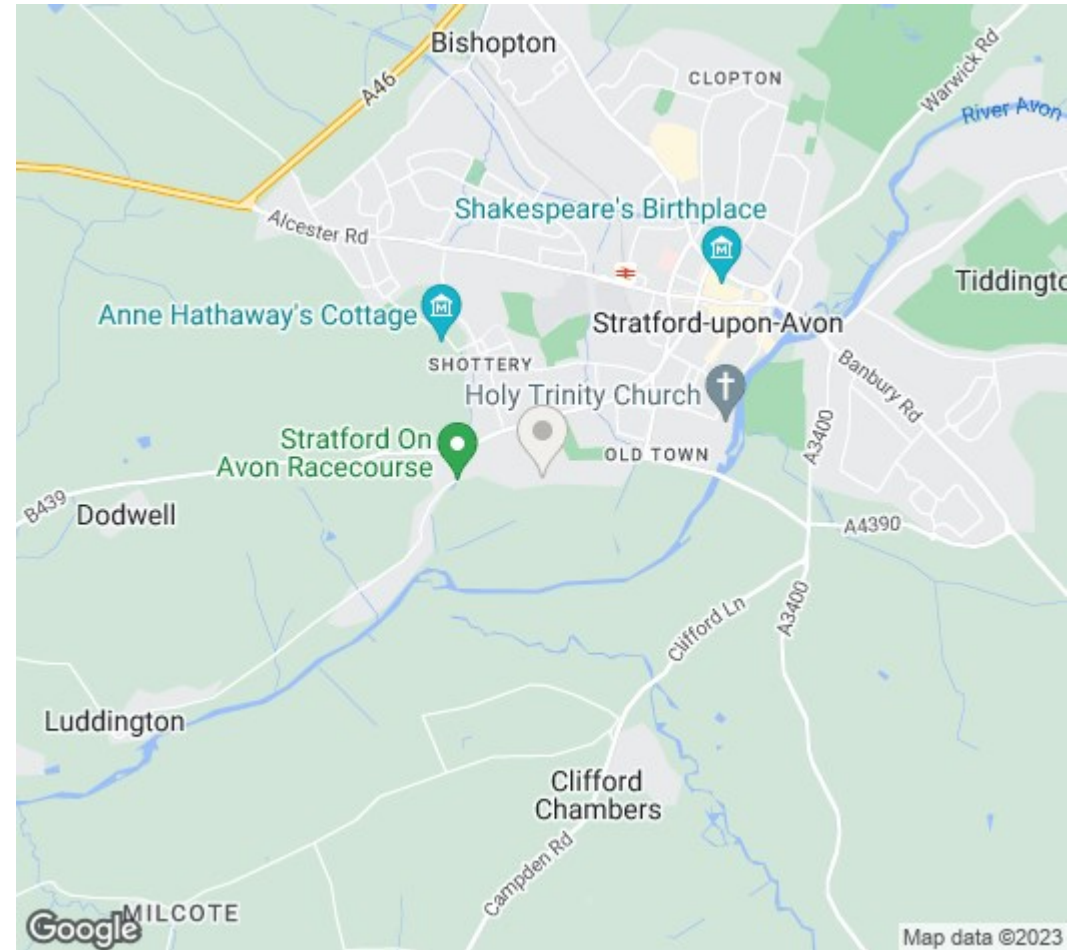
# Aintree Road, Stratford upon Avon

## Total Approx. Floor Area 136.90 Sq.M. (1473 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.







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.

Six multi-award winning offices  
serving South Warwickshire & North Cotswolds

53 Henley Street & 1 Meer Street, Stratford-upon-Avon, Warwickshire, CV37 6PT  
01789 415444 | stratford@peterclarke.co.uk | www.peterclarke.co.uk

# Peter Clarke