

Whole Property

Peter Clarke

IN ASSOCIATION WITH

Winkworth



32 Maidenhead Road, Stratford-upon-Avon, CV37 6XS

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Approximate Gross Internal Area
 Basement = 18.02 sq m / 194 sq ft
 Ground Floor = 94.70 sq m / 1019 sq ft
 First Floor = 94.88 sq m / 1021 sq ft
 Outbuilding = 10.16 sq m / 108 sq ft
 Total Area = 217.76 sq m / 2342 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



- An elegant and deceptively spacious four bedroom period townhouse
- Over 2,200 sq ft of beautifully improved and enlarged accommodation
- Extensive and highly attractive rear gardens
- Period charm and stylish modernisation
- Generous living space
- Excellent town-centre accessibility



Offers Over £795,000

An elegant period four-bedroom townhouse, stylishly and extensively improved and enlarged to provide outstanding town living within comfortable walking distance of the centre. Deceptive from the front, the property belies the extent of its accommodation, which extends to over 2,200 sq ft. The beautifully presented accommodation combines period character with a stylish contemporary finish and offers excellent flexibility for modern family living and entertaining.

ACCOMMODATION

Ground Floor

- Tiled Entrance Hall
- Drawing Room with attractive bay window overlooking the front
- Sitting Room
- Large Kitchen providing an excellent hub to the home
- Dining Area Extension creating an impressive additional entertaining space
- Laundry Room conveniently situated off the kitchen
- Ground Floor Cloakroom
- Cellar

First Floor

The first floor provides four well-proportioned bedrooms, together with excellent bathroom facilities and useful built-in storage.

- Principal Bedroom with en suite Shower Room
- Three Further Bedrooms
- Large Family Bath/Shower Room
- Extensive Wardrobes and Storage

OUTSIDE

The property enjoys extensive, thoughtfully staged rear gardens, providing a succession of attractive areas for

relaxation, entertaining and outdoor dining. A particularly appealing feature is the “secret garden”, tucked away within the grounds and offering a wonderfully private and secluded space. There is also gated rear access, providing a right of way via a separate entrance to the property and gardens.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

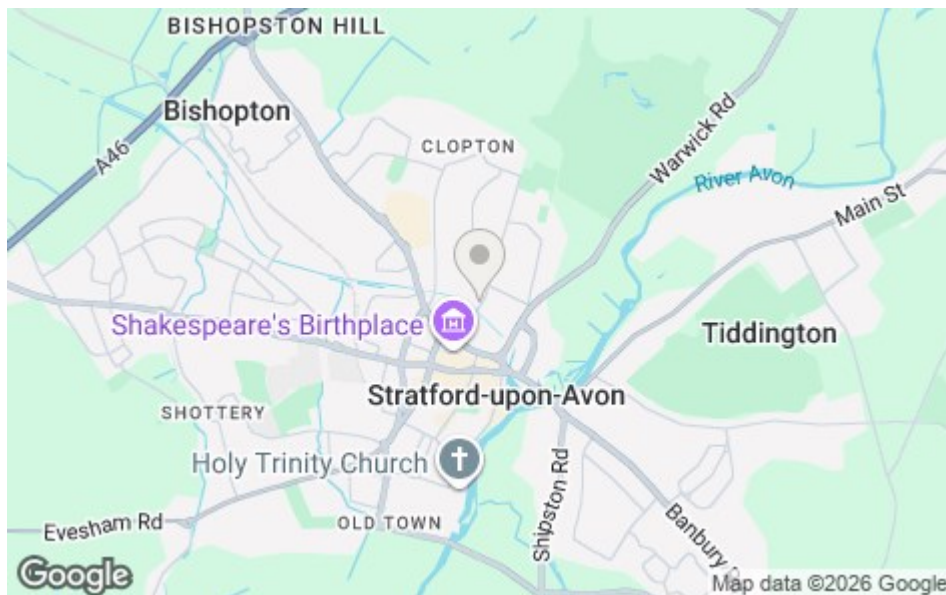
SERVICES: We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas heating to radiators. Underfloor heating in kitchen extension.

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 rear access right of way.

LISTED: No.







BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast available (Checked on Ofcom Aug26) | Minimum Mobile Coverage: 62% Vodafone (Checked on Ofcom Aug26)

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

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.





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serving South Warwickshire & North Cotswolds

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