

Peter Clarke



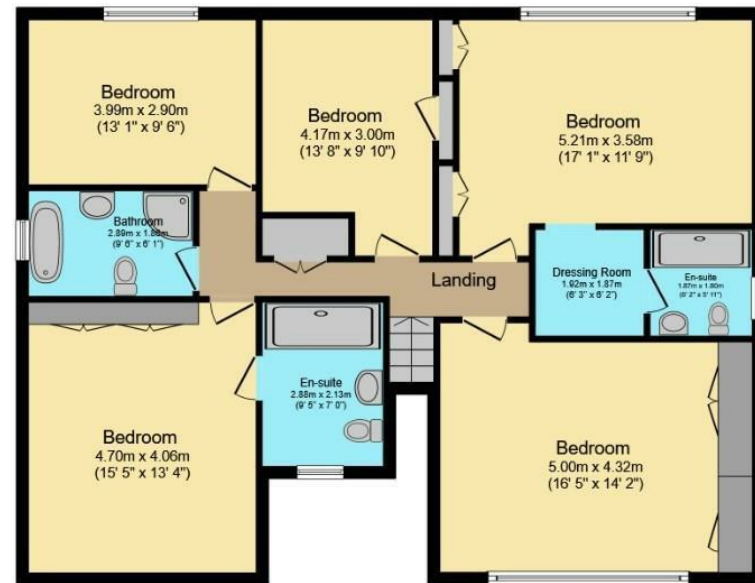
Cherry Tree House, 4 Deerhurst Gardens, Welford on Avon, CV37 8ZS

## 4 Deerhurst Gardens, Welford on Avon, CV37 8ZS



### Ground Floor

Floor area 144.7 sq.m. (1,557 sq.ft.)



### First Floor

Floor area 115.8 sq.m. (1,247 sq.ft.)

Total floor area: 260.5 sq.m. (2,804 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](http://www.Propertybox.io)



- Sought after village location
- Quiet cul de sac position
- Pleasant outlook to front and rear
- 2,804 sq.ft. (inc garage) of beautifully presented accommodation
- Built in 2024 by Kendrick Homes
- Air source heating with under floor heating to ground floor
- Outstanding kitchen/family room/entertaining space
- Two further large reception rooms
- Parking, garage and gardens



£1,100,000

Situated in a private road at the entrance to a quiet cul-de-sac is this five bedroom, three bathroom detached residence providing 2,804 sq.ft. (inc garage) of beautifully presented accommodation, built by Kendrick Homes in 2024. Outstanding kitchen/family room with bi-fold doors, two further large reception rooms, parking and double garage, gardens.

### ACCOMMODATION

A storm porch leads via a front door to

### ENTRANCE HALL

with under stairs storage cupboard and stairs to first floor landing

### CLOAKROOM

with wc and wash basin,

### SITTING ROOM

with square bay window to front.

### DRAWING ROOM

with French doors to rear.

### KITCHEN/FAMILY ROOM/ENTERTAINING SPACE

with bi-folding doors to garden, triple aspect, large roof window with fitted remotely controlled blinds, range of contemporary units and work surface with sink, built in dishwasher, Neff induction hob with filter hood over, pan drawers, built in dishwasher, built in oven and grill, central island with breakfast bar and cupboards below.

### UTILITY ROOM

with cupboards and work surface, sink, space and plumbing for washing machine, space for dryer, storage cupboard with access to pipework for under floor heating.

### FIRST FLOOR LANDING

with light tunnels, access to hot water cylinder, pressurised hot water cylinder.

### BEDROOM ONE

with four doors to wardrobes.

### DRESSING AREA

with fitted shelving, hanging space and dressing table.

### EN SUITE

with wc, wash basin and drawers below, large shower cubicle with rainfall shower head, chrome heated towel rail.

### BEDROOM TWO

with three doors to built in wardrobes.

### EN SUITE SHOWER ROOM

with wc, wash basin and large shower cubicle with rainfall shower head.

### BEDROOM THREE

with three doors to built in wardrobes.

### BEDROOM FOUR

### BEDROOM FIVE

with built in wardrobe.













### **LUXURY FAMILY BATHROOM**

with wc, wash basin, double ended oval shaped bath with shower attachment, separate shower cubicle with rainfall shower head.

### **OUTSIDE**

There is block paved parking to front, lawned gardens to both sides with planted borders, stone path to side, garden shed.

### **GARAGE**

with electric door to front.

### **REAR GARDEN**

with patio area, lawn, planted borders, enclosed by wood fencing. Air source heat pump to side.

### **GENERAL INFORMATION**

**TENURE:** The property is understood to be freehold. We have been advised by the vendor there is a current maintenance charge for the communal areas of approximately £400 pa. 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. Air source heating. Under floor heating to ground floor, radiators to first floor.

**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 G.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** B. A full copy of the EPC is available at the office if required.

**AGENTS NOTE:** There is a Vaillant air source heat pump linked to 13 x 450 watt solar pv solar system and the latest Tesla 3 battery storage unit to provide both renewal energy to the house as well as excellent export supply to the grid. Enhancements extend to high performance insulation to both the floors and walls ensuring comfort and sustainability year round. Benefitting from ten year NHBC warranty from 2024 with electric car charger. This home offers both peace of mind and forward thinking technology for a comfortable and environmentally conscious lifestyle.

**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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53 Henley Street, Stratford-upon-Avon, Warwickshire, CV37 6PT  
Tel: 01789 415444 | [stratford@peterclarke.co.uk](mailto:stratford@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)

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