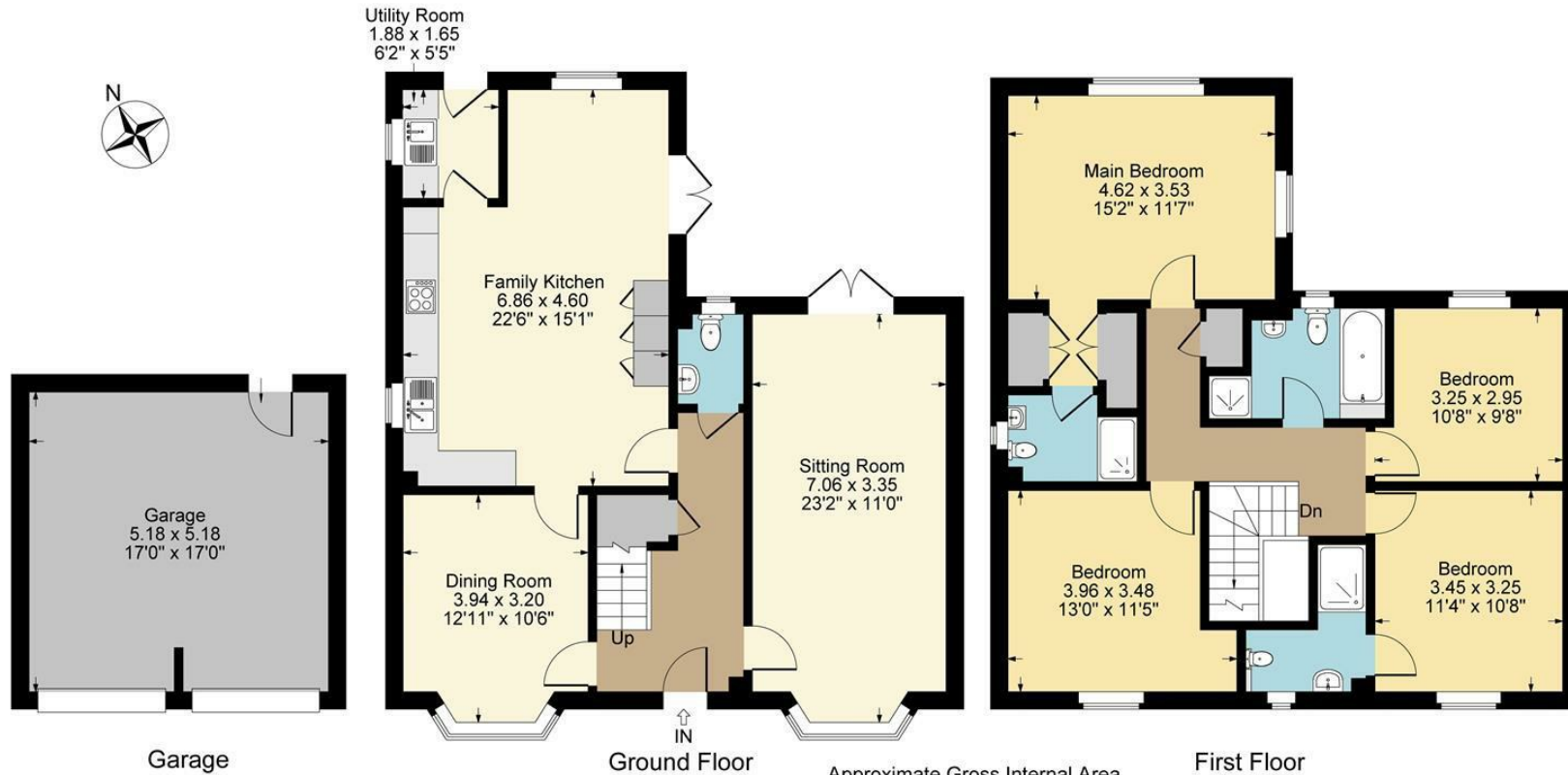


Peter Clarke



6 Neptune Drive, Stratford-upon-Avon, CV37 7NH

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Approximate Gross Internal Area  
 Ground Floor = 81.03 sq m / 872 sq ft  
 First Floor = 80.67 sq m / 868 sq ft  
 Garage = 26.84 sq m / 289 sq ft  
 Total Area = 188.54 sq m / 2029 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.

- Cul de sac location
- South of the river
- Four double bedrooms
- Double garage and driveway
- Flexible family living
- Three bathrooms (two en suites), downstairs cloakroom
- Immaculately presented
- Chain free, can accommodate buyer's timeline



Offers In The Region Of £775,000

Tucked away at the end of a quiet cul-de-sac is this immaculately presented four DOUBLE bedroom detached home, built by Charles Church in 2013. Enjoying views over Grade 2 agricultural land at the rear, a dining family kitchen ideal for modern day living, two reception rooms and two bedrooms with en suites, we believe this property would make an ideal family home, especially with the added benefit of a DOUBLE GARAGE and being in a prime, south of the river, location. Chain free and can accommodate buyer's timeline.

## ACCOMMODATION

### ENTRANCE HALL

with under stairs storage cupboard.

### CLOAKROOM

wc, wash hand basin with useful storage under, wall mounted heated towel rail.

### SITTING ROOM

dual aspect with bay window to front, wall mounted flame effect electric fire, doors to garden.

### FAMILY KITCHEN

matching wall, base and drawer units with bespoke granite work surface over and incorporating stainless steel sink and drainer unit, integrated appliances including double oven, grill, dishwasher and fridge freezer. Matching circular granite dining table. Double doors to garden.

### UTILITY ROOM

with base unit, bespoke granite work surface over and incorporating sink, space for washing machine and tumble dryer, wall mounted boiler, heating/hot water controls, door to garden.

### DINING ROOM

bay window to front.

### GALLERIED LANDING

overlooking the hallway, loft access, airing cupboard housing "Home Flow" hot water cylinder.

### MAIN BEDROOM

enjoying views over open fields and being dual aspect, benefitting from lots of light.

### DRESSING AREA

with two built in wardrobes.

### EN SUITE

comprising shower cubicle, wc and wash hand basin with storage under, wall mounted heated radiator/towel rail.

### BEDROOM TWO

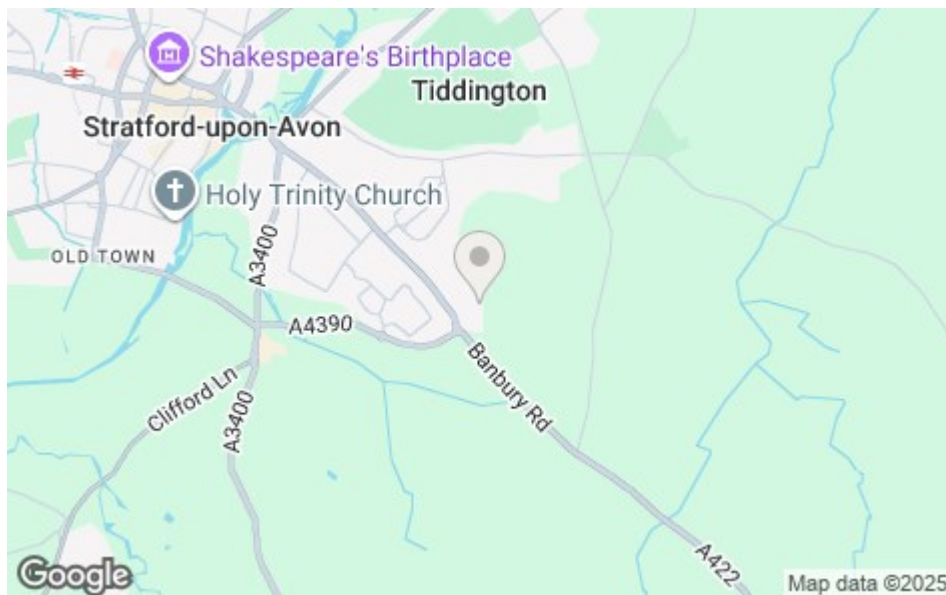
### EN SUITE

comprising shower cubicle, wc, pedestal wash hand basin, wall mounted radiator/towel rail.

### TWO FURTHER DOUBLE BEDROOMS







## **FAMILY BATHROOM**

bath with hand held shower attachment, separate shower cubicle, wc, wash hand basin with storage under, wall mounted heated radiator/towel rail.

## **OUTSIDE**

To the rear is an attractive garden comprising secluded paved patio, stepped lawn and enclosed by a variety of well stocked flower beds and including a water feature. Steps lead to a gated side access leading to the driveway or pedestrian rear access of the garage.

## **DOUBLE GARAGE**

with electric up and over doors, power, light and additional storage into the eaves.

To the front of the double garage is a driveway with parking for three cars.

## **GENERAL INFORMATION**

**TENURE:** The property is understood to be freehold. There is a current annual service charge of £336.17 for 2025. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains electricity, gas, water, drainage and broadband telecoms are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central 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 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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serving South Warwickshire & North Cotswolds

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