

Peter Clarke



17 The Brickall, Long Marston, Stratford-Upon-Avon, CV37 8QL

- Four DOUBLE bedrooms
- Peaceful village location
- Thoughtfully improved by the current owners
- Two reception rooms plus family kitchen space
- Well designed, private rear garden
- Double garage
- Electric car charging point



Guide Price £575,000

Tucked away at the end of a quiet cul de sac location in the popular village of Long Marston, just west of Stratford upon Avon, is this beautifully presented detached four DOUBLE bedroom family home, benefitting from thoughtful improvements by the current owner, offering flexible living and a well designed and private rear garden.

ACCOMMODATION

Entrance hall. Sitting room with feature wood burner being the focal point of the room, built in storage and shelving. Study with built in shelving. Cloakroom with wc and wall mounted wash hand basin. Refitted breakfast family kitchen with matching wall, base and drawer units with granite work surface over and incorporating double sink, Rangemaster with five ring gas hob and overhead canopy extractor, integrated dishwasher and Bosch coffee machine, space for fridge freezer. Door to storage cupboard and stable door to side. Snug area with double doors to garden.

First floor landing with sensor light to stairs, loft access with pull down ladder, airing cupboard housing hot water tank. Main bedroom with built in wardrobes. En suite with shower cubicle, wc, wash hand basin and wall mounted heated towel rail. Bedroom 2 with built in wardrobes and desk. Two further double bedrooms. Bathroom with P shaped bath with shower over, plus additional hand held attachment, wc with concealed cistern, wash hand basin.

Outside to the rear is a very well designed garden comprising decked area with pergola, built in barbeque and seating area. Pebbled area lends itself to further seating and the remaining lawn has raised flower bed borders. Gated side access to the front. To the front is lawned garden with pebble path leading to a concealed shed. Double garage having two single opening doors but very much double space inside with no restrictions, power and light and additional eaves storage. Driveway and car charging point.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. There is an annual service charge for the maintenance of the green of approx. £30 per annum. 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. LPG 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.

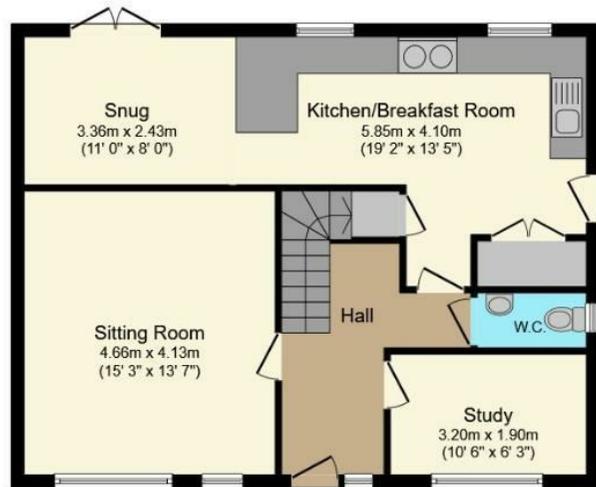
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band F.

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

VIEWING: By Prior Appointment with the selling agent.

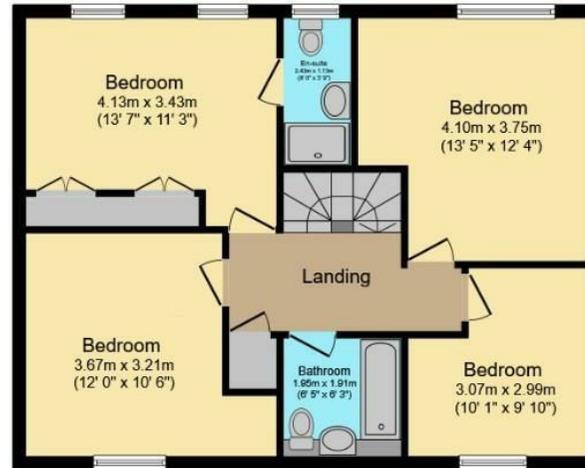


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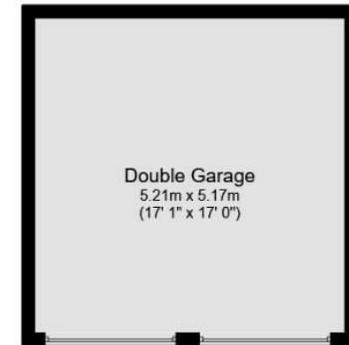
Ground Floor

Floor area 66.9 m² (720 sq.ft.)



First Floor

Floor area 67.0 m² (721 sq.ft.)

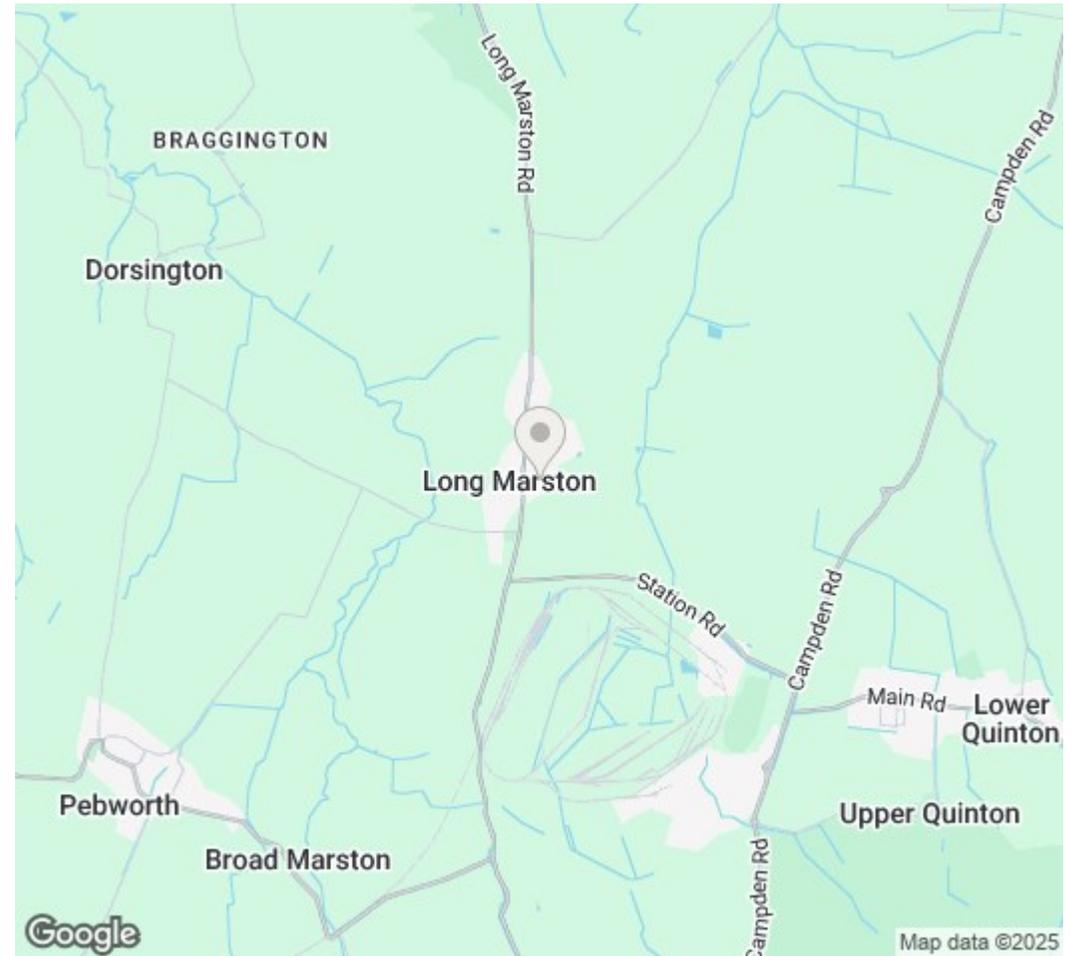


Ground Floor

Floor area 26.5 m² (286 sq.ft.)

TOTAL: 160.5 m² (1,728 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



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.

Multi-award winning offices
serving South Warwickshire & North Cotswolds

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

