

Peter Clarke



Staddlestones Bidford Road, Cleeve Prior, Evesham, WR11 8LQ

Staddlestones, Cleeve Prior Manor, Cleeve Prior



- Idyllic quiet setting
- Situated off a private road in a private setting
- Approx. 2,245 sq.ft inc Garage
- Providing huge character and many original features
- Sitting room with vaulted ceiling and mezzanine
- Large kitchen/family room
- Dining hall
- Four bedrooms, bathroom
- Parking, double garage, courtyard style gardens
- NO CHAIN



Offers Over £575,000

An extremely interesting four bedroom Grade II listed converted barn in blue lias stone, providing characterful accommodation, of approx. 2,245 sq.ft inc Garage. Situated in an idyllic setting beside the historic Cleeve Prior Manor, off a private drive on the edge of the village. NO CHAIN.

ACCOMMODATION

An inset porch leads to

ENTRANCE HALL

with part flagstone floor.

CLOAKROOM

with wc and wash basin, storage cupboard.

DINING HALL AREA

SITTING ROOM

with vaulted ceiling, stone brick chimney breast, downlighters, French doors to courtyard, high level storage cupboard. Stairs to

MEZZANINE/STUDY AREA

with roof window.

KITCHEN/FAMILY ROOM

feature blue lias stone wall with display areas with lighting, tiled floor. Range of cupboards and work surfaces with sink, space and plumbing for dishwasher, space for fridge, four ring gas hob with built in oven and grill below, downlighters, tiled splashbacks, tiled floor.

LARGE UTILITY ROOM

with cupboards and work surface, sink, space

and plumbing for washing machine, gas heating boiler.

FIRST FLOOR LANDING

BEDROOM ONE

with fitted wardrobes and two roof windows.

BEDROOM TWO

with shower and wash basin, roof window. Door to interesting covered steps which lead out downstairs to the front.

BEDROOM THREE

BATHROOM

with wc, wash basin with cupboards below, bath with shower attachment, shower cubicle, bidet, storage cupboard.

SECOND FLOOR BEDROOM FOUR

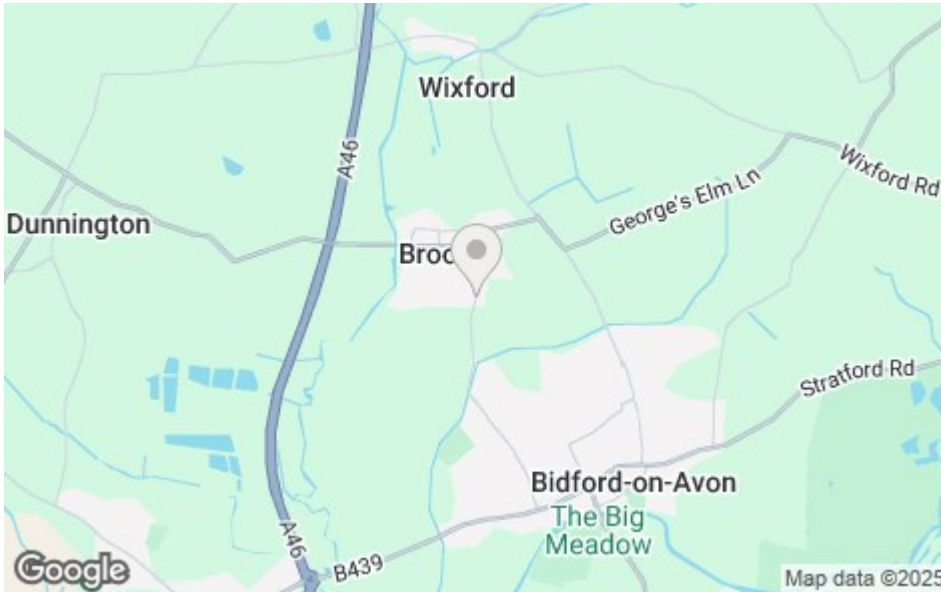
with storage cupboard, built in wardrobe.

OUTSIDE

There is a gravelled foregarden with slate chipped areas, two staddlestones, pond, lawn to side and front. Off road parking. Two double doors to garage.







REAR GARDEN

which is paved with lawn and enclosed by walls.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. We have been advised by the vendor there is a current maintenance charge of approximately £133 per annum for maintenance of the communal areas. 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 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: D. 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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