

Peter Clarke



The Yews, Old Snitterfield Road, Bearley, Stratford-upon-Avon, Warwickshire, CV37 0SH

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Approximate Gross Internal Area
Ground Floor = 76.85 sq m / 827 sq ft
First Floor = 50.07 sq m / 539 sq ft
Garage = 39.83 sq m / 429 sq ft
Total Area = 166.75 sq m / 1795 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.

- Very pretty semi-detached cottage
- Idyllic, quiet location
- Recently upgraded to a very high standard
- Sitting room with inglenook
- Excellent kitchen/dining room with island
- Luxury ground floor bathroom and utility
- Three good bedrooms and luxury shower room
- Ample parking and double garage
- Private gardens



Guide Price £635,000

A very attractive, double fronted three bedroom semi-detached character cottage, situated in an idyllic location in a Conservation Area. Sitting room with wood burner, small study, high quality refitted kitchen/dining room, luxury ground floor bathroom, three good first floor bedrooms and first floor luxury shower room. Ample off road parking, large detached double garage, pretty cottage style gardens to front and rear.

ACCOMMODATION

PORCH

with bench seating, leads via a solid oak front door to

ENTRANCE HALL

with slate floor and understairs storage cupboard.

SITTING ROOM

with slate floor, inglenook fireplace with timber over, exposed brick housing wood burner, light tunnel. Double doors to

SMALL STUDY

with slate floor.

REFITTED KITCHEN/DINING ROOM

with contemporary fitted cupboards and quartz work tops, Belfast style sink and Quooker tap over, induction hob with oven and grill below, island with quartz work top, fitted cupboards, breakfast bar, built in fridge, built in freezer, tiled floor, downlighters, sliding door to garden.

UTILITY ROOM

space and plumbing for washing machine, space for drier, Worcester gas heating boiler.

LUXURY REFITTED BATHROOM

bath with rainfall shower over, shower attachment, wc, wash basin with cupboards below, chrome heated towel rail, downlighters.

FIRST FLOOR LANDING

BEDROOM ONE

with large storage cupboard, pine fitted wardrobes.

BEDROOM TWO

with pine fitted wardrobes.

BEDROOM THREE

LUXURY REFITTED SHOWER ROOM

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

OUTSIDE

There is a gated chequered paved path to the front door, flagstone fore garden seating area, picket fencing and stone gravel off road parking. Mature yew tree. Access to







GARAGE

of brick and pitched tiled roof construction, with two up and over doors to front, one being electrically operated. Boarded, and having power and light. Gated access to

REAR GARDEN

with patio, mainly lawned with perennial planted borders, path to further patio, enclosed by wood fencing.

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.

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 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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