



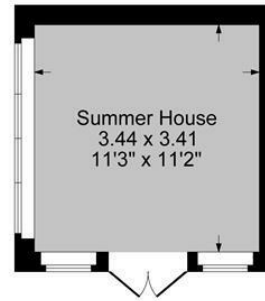
Peter Clarke

84 Shipston Road, Stratford-upon-Avon, Warwickshire, CV37 7LR

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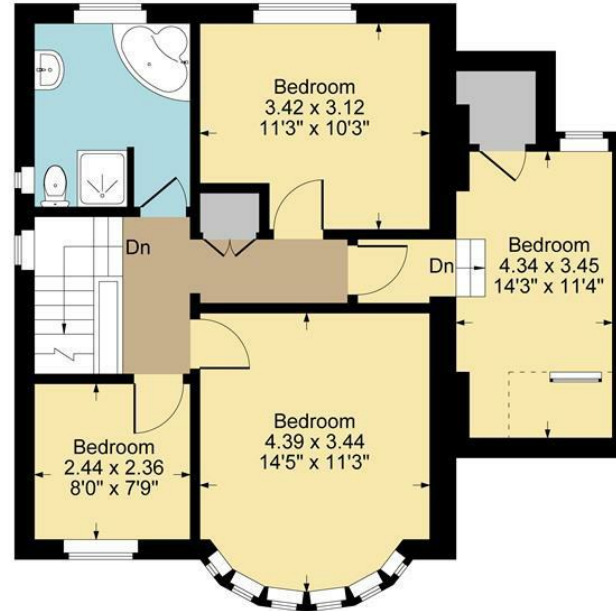


Ground Floor



Outbuilding

Approximate Gross Internal Area  
Ground Floor = 95.60 sq m / 1029 sq ft  
First Floor = 62.49 sq m / 673 sq ft  
Outbuilding = 11.73 sq m / 126 sq ft  
Total Area = 169.82 sq m / 1828 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.



First Floor

- Detached, mature residence located south of the river
- Walking distance of town centre
- Close to the recreation ground and river
- Very well maintained accommodation
- Exceptional, private and mature gardens
- Three reception rooms, kitchen, utility, cloakroom
- Four bedrooms and bathroom



Guide Price £825,000

A well maintained and extended four bedroom, traditional detached residence situated very close to the recreation ground, within walking distance of the town centre, and located south of the river. Beautifully maintained with sitting room having wood burner, snug with open fireplace, large family room, kitchen, utility, cloakroom, four bedrooms, bathroom, parking, very attractive mature and private rear gardens of approx. 1,702 sq. ft.

### ACCOMMODATION

A door leads to porch with front door to

### ENTRANCE HALL

with parquet floor, original stained glass door.

### CLOAKROOM

with wc and wash basin, understairs storage.

### SITTING ROOM

with hardwood floor, bay window to front with original stained glass, fireplace with wood burning stove, double doors to

### SECOND SITTING ROOM

with original hardwood floor, original fireplace suitable for open fires. Double doors to

### LARGE FAMILY DINING ROOM

with parquet floor, double doors to study, and opening to

### STUDY

with downlighters, sliding door and double doors to front.

### KITCHEN

with Rangemaster oven, freestanding unit with surface and drawers, ceramic sink, space and plumbing for washing machine, space for fridge freezer, roof window, cloaks cupboard with gas heating boiler.

### FIRST FLOOR LANDING

with airing cupboard.

### BEDROOM ONE

with exposed wood floor, bay window to front with original stained glass windows, cast iron fireplace.

### BEDROOM TWO

with exposed wood floor.

### BEDROOM THREE

with exposed wood floor and under eaves storage.

### BEDROOM FOUR

with exposed wood floor.

### BATHROOM

with wc, wash basin and bath, separate shower cubicle.







## **OUTSIDE**

Stone gravel front driveway with mature planted borders, trees, evergreens and shrubs. Gated access to side leading to

## **REAR GARDEN**

with brick paving, two large lawned areas, mature evergreen, shrub and perennial planted borders. Summerhouse, patio, range of fruit trees, raspberry beds. Greenhouse available by separate negotiation.

## **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 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.



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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