

Peter Clarke



1 Milcote Road, Weston on Avon, Stratford-upon-Avon, CV37 8JX

  
Denotes restricted head height

### 1 Milcote Road, Weston-on-Avon

Approximate Gross Internal Area  
Ground Floor = 77.78 sq m / 837 sq ft

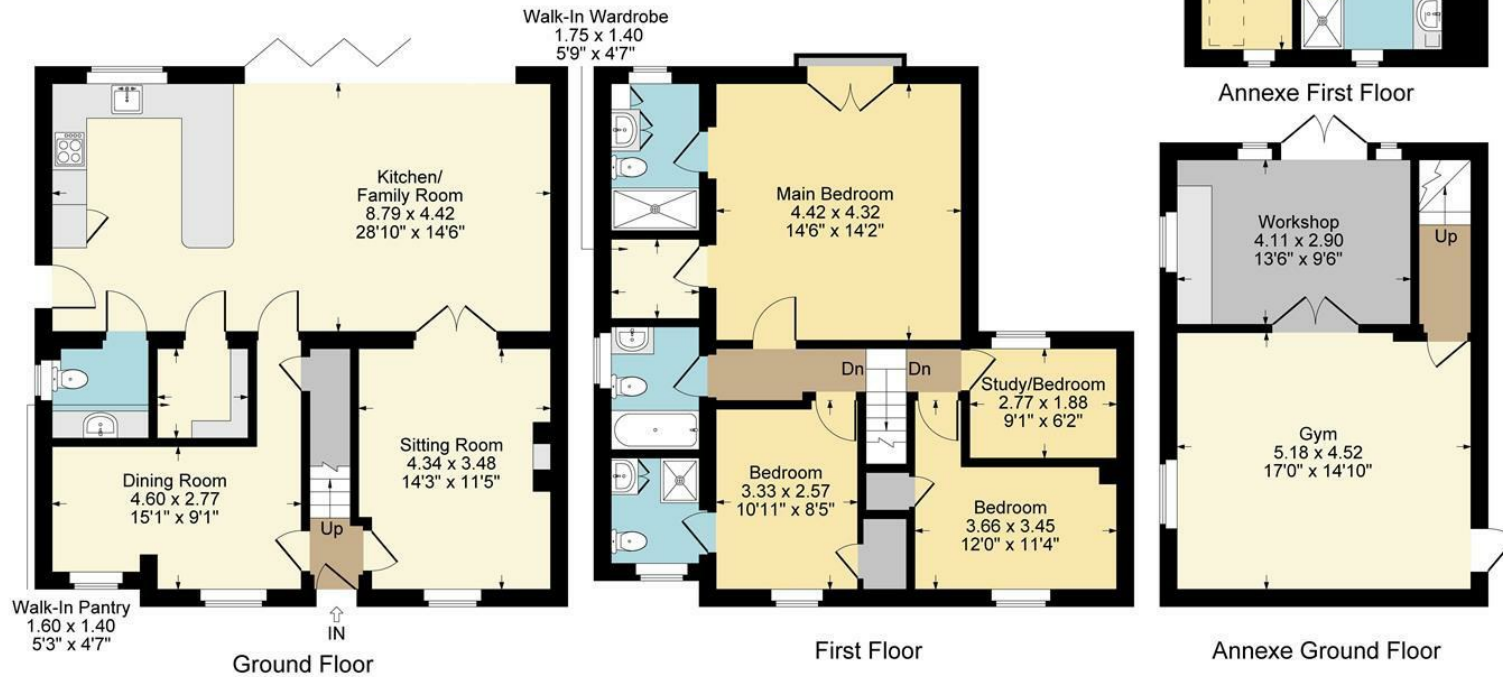
First Floor = 65.81 sq m / 708 sq ft

Annexe Ground Floor = 39.21 sq m / 422 sq ft

Annexe First Floor = 32.83 sq m / 353 sq ft

Total Area = 215.63 sq m / 2320 sq ft

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



- Beautifully presented four bedroom, three bathroom home
- Total approx 2,320 sq.ft.
- Approx 0.23 acre plot going down to stream
- Excellent annexe with bedroom/home office and shower room, gym, offering further potential
- Large open plan kitchen/family room plus two further reception rooms
- Attractive landscaped gardens with lovely rural views to the rear
- Parking for many vehicles



Offers Over £740,000

A superb four bedroom semi-detached mature property with excellent ANNEXE, with work from home space and further potential. Total approx. 2320 sq ft. Approx 0.23 acre plot with countryside views to the rear, and going down to a stream. Beautifully presented accommodation with large kitchen/family room having bi-fold doors, two further reception rooms, four bedrooms and four luxury bathrooms. Parking for many vehicles, attractive landscaped gardens with several seating areas.

### ACCOMMODATION

Front door to

### ENTRANCE HALL

### SITTING ROOM

fireplace (will need opening up to create open fire or for wood burner), wood effect floor, double doors to

### KITCHEN/FAMILY ROOM/ENTERTAINING SPACE

an outstanding room with wide sliding feature doors with superb views over fields and a wealth of wildlife. Kitchen area has range of cupboards including large walk in pantry cupboard with space for fridge freezer, work surface with sink, induction hob, built in fridge freezer, two Zanussi ovens and microwave, wine cooler, built in dishwasher. Wood effect floor.

### UTILITY ROOM/CLOAKROOM

with space and plumbing for washing machine, space for dryer, circular wash basin, fitted cupboards and wc.

### LANDING

### PRINCIPAL BEDROOM SUITE

with Juliet balcony having outstanding views.

### DRESSING ROOM

### LUXURY EN SUITE

with wc, wash basin with cupboards below, large walk in shower with soakaway, wall mirror, fitted cupboards and shelving, downlighters.

### BEDROOM TWO

with large storage cupboard.

### BEDROOM THREE

with storage cupboard and access to roof space.

### EN SUITE

with wc, wash basin with drawers below, shower cubicle, fitted wall mirror, downlighters.

### BEDROOM FOUR/STUDY

### BATHROOM

with wc, wash basin with drawers below, bath with shower over, shower screen, downlighters, fitted wall mirror.







## OUTSIDE

There are two stone gravelled driveways providing parking for many vehicles. Landscaped front gardens with flagstone paved pathways, lawn, boxed hedge border. Three gated accesses to the side/rear garden. Greenhouse available by separate negotiation.

## DETACHED ANNEXE

of brick and pitched tiled roof construction, with unused garage door to front. Double doors to rear which leads to

## WORKSHOP

The vendor informs us there is drainage and water here to create a kitchen, with double doors that lead to what is currently a gym but could be converted to a sitting room with it's own front door. Stairs rise to a

## FIRST FLOOR BEDROOM/HOME OFFICE

low level window with far reaching views, two roof windows.

## EN SUITE

with wc, wash basin and large shower cubicle, fitted cupboards.

## SIDE GARDEN

with large shed, covered bin store area, private large patio/seating area. Stone gravelled area with raised beds, further patio and feature pond. The gardens lead down to the stream on the left of the plot.

## 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 mains electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Air source heating with under floor heating to ground floor. Electric heating to the annexe.

**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 C.

**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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