



Peter Clarke

IN ASSOCIATION WITH

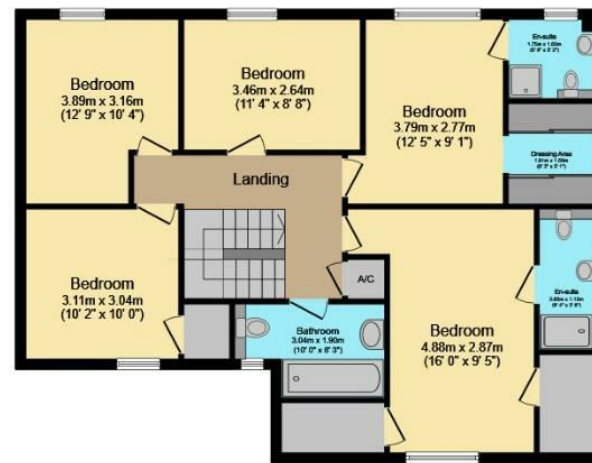
Winkworth

4 Perry Orchard, Long Marston, Stratford-upon-Avon, CV37 8FL

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Ground Floor



First Floor



Outbuilding

Total floor area: 217.7 sq.m. (2,344 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

- Substantial five bedroom detached former show home
- Pleasant tucked away position opposite a green
- Five bedrooms, three bathrooms
- Outstanding detached home office/studio
- Three reception rooms, kitchen/breakfast room, utility
- Ample parking
- Pretty landscaped gardens



Guide Price £720,000

Set back from the road and tucked away in a private position overlooking a green, is this beautifully presented FORMER SHOW HOME, being a very spacious five bedroom three bathroom property with an outstanding detached annexe/home office measuring approx 19' x 19". Three reception rooms, kitchen/breakfast room, ample parking and pretty gardens. Sought after village location.

ACCOMMODATION

Front door leads to

ENTRANCE HALL

with Amtico floor.

CLOAKROOM

with wc and wash basin, Amtico floor, under stairs storage cupboard.

SITTING ROOM

with French doors to rear. Sliding doors to

DINING ROOM

with French doors to rear, dual aspect, feature glass sliding door to

KITCHEN/BREAKFAST ROOM

with range of cupboards and quartz work surface, sink and drainer, Zanussi five ring gas hob with stainless steel filter hood over and splashback, Zanussi built in oven and grill, full length fridge.

UTILITY ROOM

with space and plumbing for washing machine, space for freezer, quartz work top, LPG boiler.

STUDY/SNUG

Amtico floor, dual aspect.

FIRST FLOOR LANDING

with access to roof space and hot water cylinder.

MAIN BEDROOM

DRESSING ROOM

with sliding doors to wardrobes.

EN SUITE

with wc, wash basin and shower cubicle.

BEDROOM TWO

with large storage cupboard, under eaves storage.

EN SUITE

with wc, wash basin and shower cubicle.

BEDROOM THREE

BEDROOM FOUR

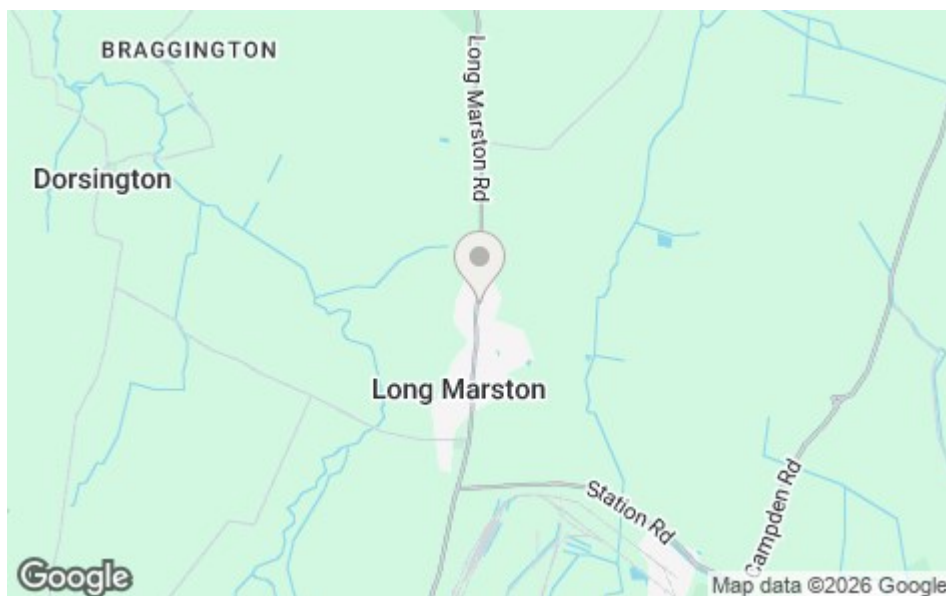
EN SUITE

with shower room, wc and wash hand basin.

BEDROOM FIVE







BATHROOM

with wc, wash basin and bath.

OUTSIDE

There is a right of way leading to block paved off road parking for several vehicles. Attractive landscaped front gardens with block paved areas, mature planted borders, lawn, wrought iron fencing. Gated access leads to

STUDIO/ANNEXE

with doors to front and side, Amtico floor. Fitted with a large range of cupboards.

LANDSCAPED REAR GARDEN

with Indian Sandstone patio, lawn, raised pathway with seating area. Summer house, pergola with planting. Gated access to vegetable patch with beds and two garden sheds.

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, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. LPG heating.

AGENTS NOTE: We have been advised by the vendor there is a maintenance charge for the communal areas, including the green to the front, which is currently £720 a year.



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.

LISTED: No

BROADBAND/MOBILE COVERAGE: Broadband: Superfast available (Checked on Ofcom Jun26) | Minimum Mobile Coverage: 62% Vodafone (Checked on Ofcom Jun26)

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

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.

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Peter Clarke

AN ASSOCIATE OF

Winkworth