

12 Broad Walk, Stratford-upon-Avon, Warwickshire, CV37 6HS

12 Broad Walk, Stratford-upon-Avon



Denotes restricted head height

Approximate Gross Internal Area
Cellar = 19.61 sq m / 211 sq ft
Ground Floor = 74.35 sq m / 800 sq ft
First Floor = 55.97 sq m / 602 sq ft
Total Area = 149.93 sq m / 1613 sq ft

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

- An elegant corner-plot townhouse, believed to date from 1898
- Presented in a sympathetic modern style, with many original character features
- Flexible accommodation suitable for a variety of buyers
- Spacious family kitchen/dining room, plus two reception rooms, three bedrooms and two bathrooms
- Well situated for the town centre, local shops and the Royal Shakespeare Theatre
- Prominent corner position at the junction of Broad Walk and Broad Street

3 2 3

Offers Over £699,950

An elegant corner-plot townhouse, believed to date from 1898, retaining the majority of its original features and character, including deep skirtings, cornices, fireplace, sash windows, high ceilings and original-style doors. Presented in a sympathetic modern style, the property provides flexible accommodation suitable for a broad audience. Of particular note is the excellent entertaining space, with two large reception rooms, together with a spacious family kitchen and dining room with French doors opening onto a modern landscaped garden. At first-floor level there are three bedrooms and two bathrooms.

Occupying approximately 1,613 sq ft over two floors, the property occupies a prominent corner position at the junction of Broad Walk and Broad Street and is exceptionally well situated for neighbourhood shops, the local public house around the corner, Holy Trinity Church, the River Avon, the Royal Shakespeare Theatre and the wealth of amenities available within the town. Stylish town living done well.

ACCOMMODATION

Entrance hall with Minton Hollins tiled floor, staircase rising to first floor, deep skirtings and cornicing.

Sitting Room with sash window to front with shutters and wood-burning stove. Snug with double doors from sitting room, sash window to rear with shutters and attractive wall panelling.

Family Kitchen and Dining Room, a particularly spacious and impressive room, made exceptionally light by full-width high-level windows and glazed French doors opening onto the rear garden, together with window to side. The kitchen area has a range of base, wall, cupboard and drawer units, dishwasher, ceramic hob with extractor hood over and double oven. This opens directly into the dining area, providing ample space for a substantial long refectory-style dining table and excellent entertaining space.

Laundry/Utility with a range of cupboards, stainless steel sink and space for washing machine and tumble dryer. Door leading down to cellar which is presently used as a gym.

Stairs rise from the entrance hall to the first-floor landing, with access to all bedrooms and bathroom. Hatch providing access to roof space.

Principal Bedroom with bay window to front, further window to side, fitted wardrobes and access to en suite facilities comprising WC and wash hand basin, together with separate shower.







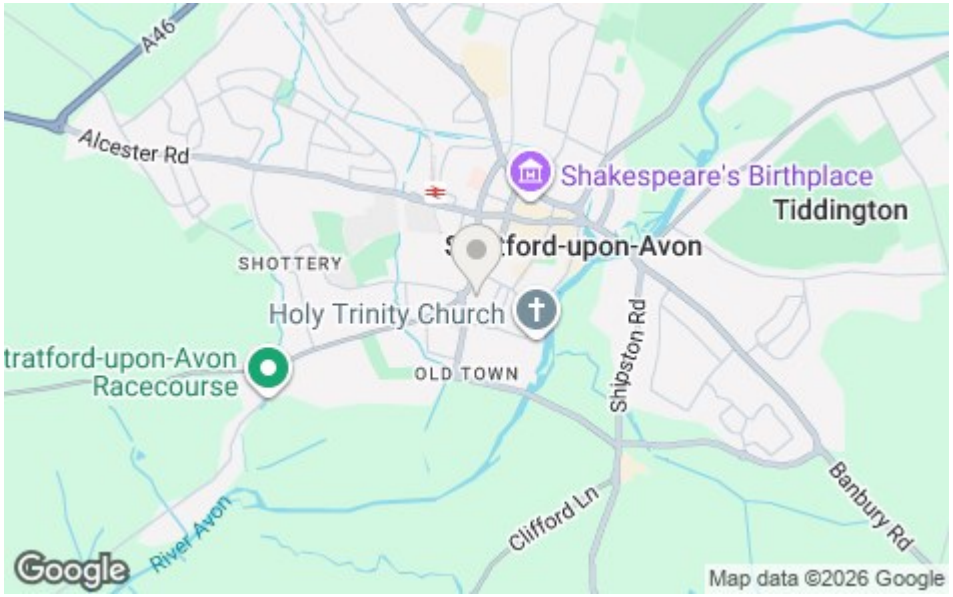

TELL ME
BEAUTIFUL
UNTRUE THINGS

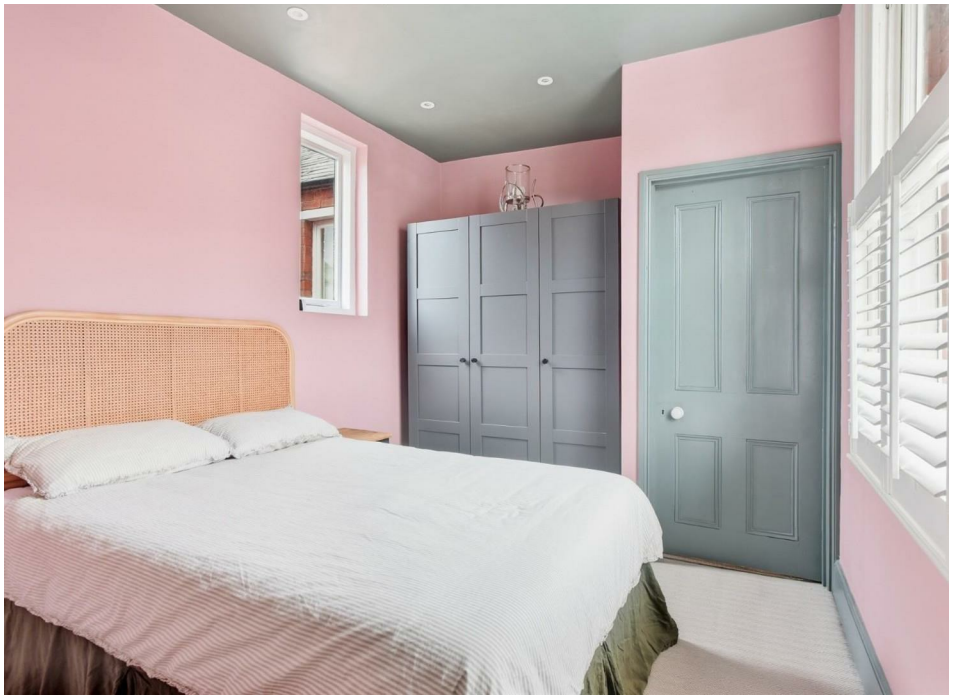












Bedroom Two with window to rear.

Bedroom Three with windows to front and rear. En Suite Bathroom comprising WC, wash hand basin and bath, with window to rear.

OUTSIDE

The front garden has paved steps to the front entrance, with clipped box hedging and an attractive landscaped approach.

The rear garden is a particularly attractive modern landscaped garden, enclosed and approached via the property, together with a separate gated entrance onto Broad Walk. The garden incorporates a paved terrace, gravel and crushed-gravel areas, pleached trees, raised planted borders and stylish fencing, together with discreet side storage for bins and general garden equipment.

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 fired 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.

LISTED: No.

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast Available (Checked on Ofcom Sept 26) | Minimum Mobile Coverage: 70% Vodafone (Checked on Ofcom Sept 26)

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: HMR Homes Limited t/a Peter Clarke in association with Winkworth 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 HMR Homes Limited t/a Peter Clarke in association with Winkworth 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.







Multi-award winning offices
serving South Warwickshire & North Cotswolds

53 Henley Street, Stratford-upon-Avon, Warwickshire, CV37 6PT
Tel: 01789 415444 | stratford@peterclarke.co.uk | www.peterclarke.co.uk

Peter Clarke
Winkworth