

Peter Clarke



Briars Meadow Blackford Way, Oxhill, Warwick, CV35 0QY

- Detached Character Property with Versatile Accommodation & NO ONWARD CHAIN
- Sitting Room/Bedroom Three
- Snug, Dining Room & Conservatory
- Main Bedroom with En Suite Bathroom
- Ground Floor Bathroom Adjoining Bedroom Three
- Kitchen with Access to Pantry/Storage
- Fabulous Established Garden
- Potential to Extend Subject to Planning Permission



£475,000

A beautiful character cottage with open countryside views, tucked away down a no through road in the village of Oxhill. Oxhill is a pretty Warwickshire village set in an area known as The Vale of the Red Horse. The village enjoys a 12th Century Church and an award winning pub The Peacock. There is a village shop in nearby Tysoe for day to day requirements along with a primary school and just a few miles to the market town Shipston on Stour. Situated about 10 miles equidistant from Stratford-upon-Avon, Leamington Spa and Banbury. Access to Oxford and London is excellent with a mainline train service from Banbury to Marylebone, plus the M40 is easily accessible at Gaydon (J12). NO UPWARD CHAIN

ACCOMMODATION

The entrance hall has doors leading off to the sitting room, snug and bathroom. The triple aspect sitting room has sliding patio doors to the rear garden but could be used as a third bedroom with access to the bathroom which has a bath, wc, wash hand basin and airing cupboard with hot water tank. The snug has a brick fireplace with wood burning stove and log storage, an under stairs storage cupboard and door leading to the first floor. The dining room has double doors leading to the conservatory and a door leading through to the kitchen. The conservatory is double glazed and has a door leading out to the garden. The kitchen has space for appliances, storage cupboards with work surfaces over, stainless steel sink and drainer and a door through to a covered porch and storage/pantry. A door from the porch leads to the rear garden. To the first floor there are two double bedrooms with main bedroom having fitted wardrobes and leading through to an ensuite bathroom with airing cupboard, water tank and separate wc. Outside there is a good sized well stocked garden with patio area and lawn, a summer house with storage and open countryside views.

GENERAL INFORMATION

TENURE The property is understood to be freehold although we have not seen evidence. 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. Oil 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.

COUNCIL TAX: Council Tax is levied by the Local Authority Stratford on Avon District Council and is understood to lie in Band E

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 Agents.

REGULATED BY RICS





Ground Floor

First Floor

Approximate Gross Internal Area
Ground Floor = 79.04 sq m / 851 sq ft
First Floor = 34.19 sq m / 368 sq ft
Total Area = 113.23 sq m / 1219 sq ft

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





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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