

Peter Clarke



20 Idlicote Road, Halford, Shipston-on-Stour, Warwickshire, CV36 5DF



- Detached Property with Spacious & Versatile Accommodation
- Three/Four Bedrooms - Main Bedroom having En Suite
- Three Reception Rooms & Study/Bedroom
- Fitted Kitchen with Alpha Programmable Cooker/Heating/Hot Water System
- Solid Oak Floors to the Sitting Room & Dining Room
- Tiled Floors to Hall, Kitchen & Garden Room
- Off Road Parking & Garage
- Gardens to Side & Rear



£500,000

A four bedroom detached property with versatile and spacious accommodation situated on a large corner plot in the village of Halford. Halford is about four miles from Shipston on Stour which has a range of facilities including supermarkets, schools, leisure centre, restaurants and independent shops and approximately eight miles from Stratford upon Avon which has a wider range of amenities.

#### ACCOMMODATION

A porch leads into the entrance hall which has stairs leading to the first floor. A door leads into the sitting room which has an open fire set into a feature fireplace and has a door leading through to the dining room and double doors into the garden room which has double doors and a side door to the garden. The kitchen, accessed from the hallway with double doors into dining room and opens into the garden room. The kitchen has a range of oak fronted cabinets with granite work surfaces over and a Belfast sink, integrated dish washer and fridge. The Alpha cooker also operates the central heating and hot water. Space and plumbing for appliances and a door to the rear garden. There is also a study to the ground floor which could also be used as a bedroom and also has an area which could be used as a utility as there is plumbing and space for washing machine and a cloakroom with wc and wash hand basin. To the first floor there is a triple aspect main bedroom with an en-suite shower room, a double bedroom with built in storage, a bathroom and a versatile area currently used as a study with stairs leading to the second floor which has a bedroom with velux windows. To the front of the property there is a driveway providing off road parking and a gate leading to the rear garden which has a patio, rear and side garden, garden shed, potting shed, garage and access to the additional parking via double gates from the side garden. Viewing is highly recommended to appreciate the accommodation on offer.

#### 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 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.

**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**





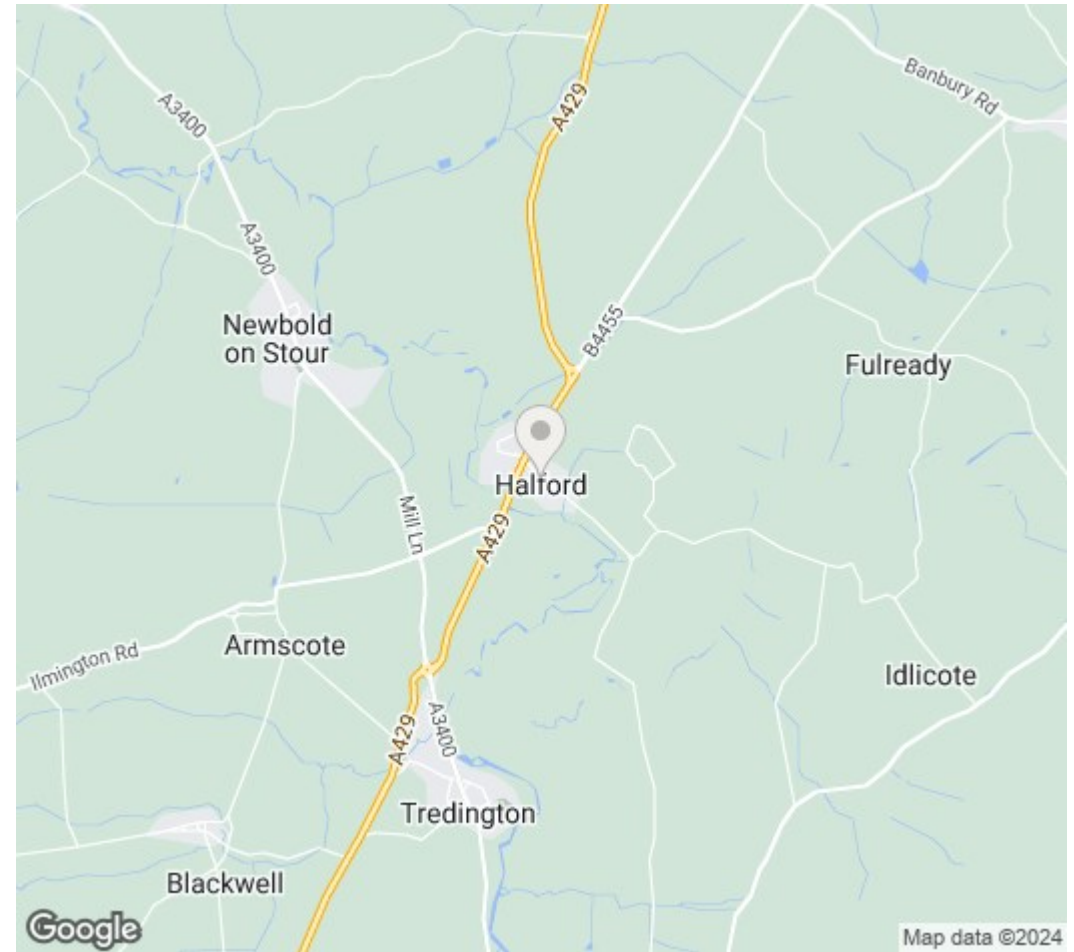
## 20 Idlicote Road, Halford



Approximate Gross Internal Area  
Ground Floor = 97.10 sq m / 1045 sq ft  
First Floor = 62.71 sq m / 675 sq ft  
Second Floor = 21.20 sq m / 228 sq ft  
Garage = 20.94 sq m / 225 sq ft  
Total Area = 201.95 sq m / 2173 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.

Multi-award winning offices  
serving South Warwickshire & North Cotswolds

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