



Peter Clarke

16 Featherbed Lane, Cherington, Shipston-on-Stour, Warwickshire, CV36 5HP

- Extended Semi-Detached Property in a Village Location
- Three Bedrooms & Bathroom to First Floor
- Fitted Kitchen, Utility & Cloakroom
- Sitting Room
- Snug with Wood Burning Stove & Dining Room
- Large Wrap Around Garden with Vegetable Plot
- Garage & Off Road Parking
- NO ONWARD CHAIN



Offers In Excess Of
£440,000

An extended semi-detached three bedroom property in the village of Cherington. The property benefits from a wrap around large garden, off road parking and a garage. The picturesque village of Cherington is located within the Warwickshire countryside, close to the market town of Shipston On Stour. Cherington and its adjoining village of Stourton benefit not only from stunning views, but also a Church, Village Hall, Children's park/playing field, as well as a thriving Village Pub. The nearby town of Shipston on Stour offers a broad range of amenities including schools, leisure centre and shops, with other local towns including Moreton in Marsh and Chipping Norton. Junctions 11 and 15 of the M40 are accessible at Banbury and Warwick respectively.

ACCOMMODATION

The property is approached double gates onto the driveway which has a garage with up and over door. The side entrance leads into the utility room which has space and plumbing for appliances, a good sized storage cupboard and cloakroom. The kitchen has a range of base, wall and drawer units with work surface over, stainless steel sink and drainer, gas hob with extractor above, integrated double oven, integrated fridge and space for dishwasher. A door leads through to the snug and dining room which has a wood burning stove and sliding patio doors to the garden. Double doors go through to the main sitting room having a sliding door through to the conservatory which is of glazed and brick construction with a door to the patio. To the first floor there are three bedrooms and a bathroom. Outside there is a garden to the front with patio area and pond to the side. The other side of the driveway is an additional garden with lawn and vegetable plot.

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 C.

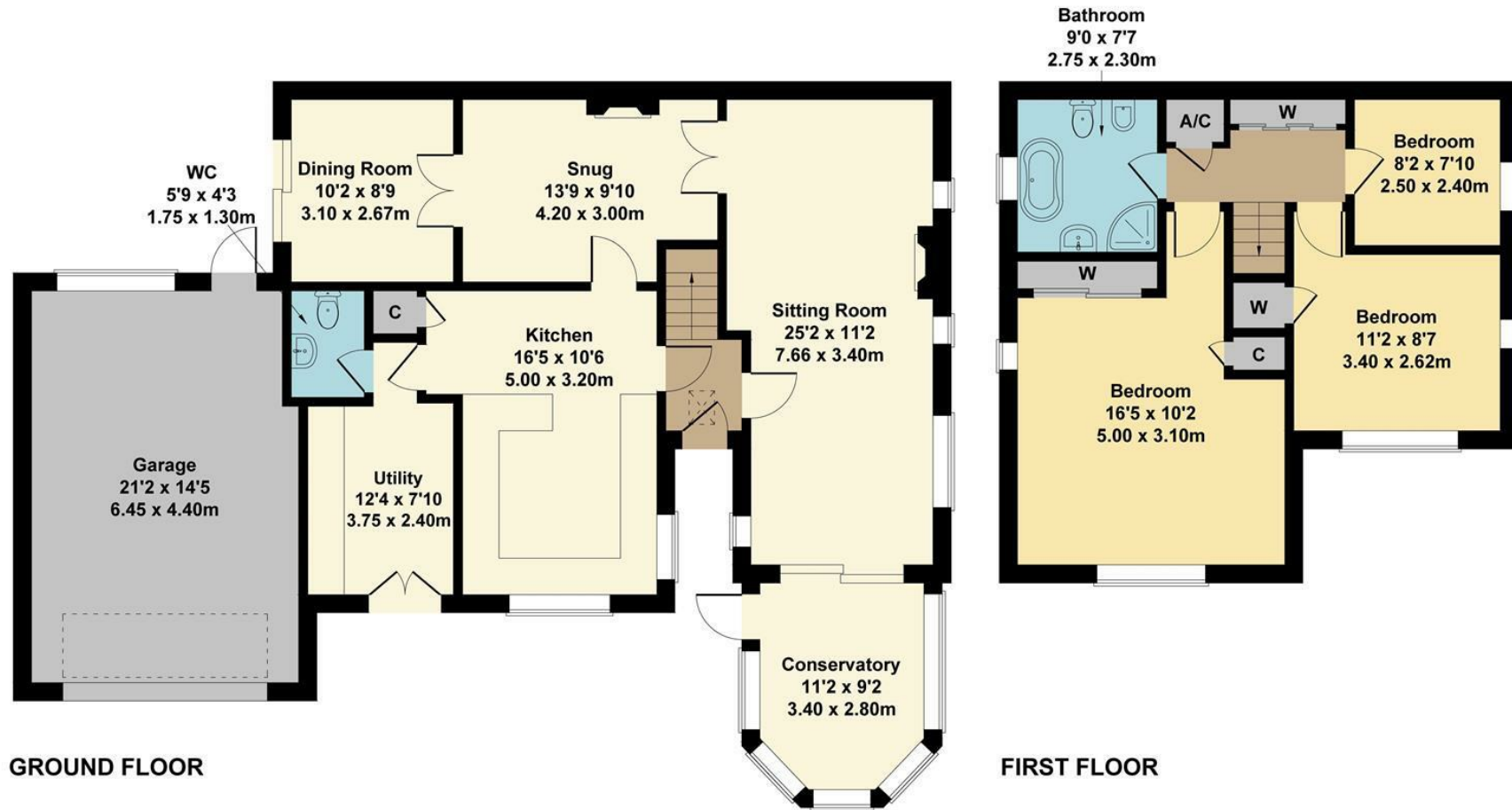
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING E: A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS



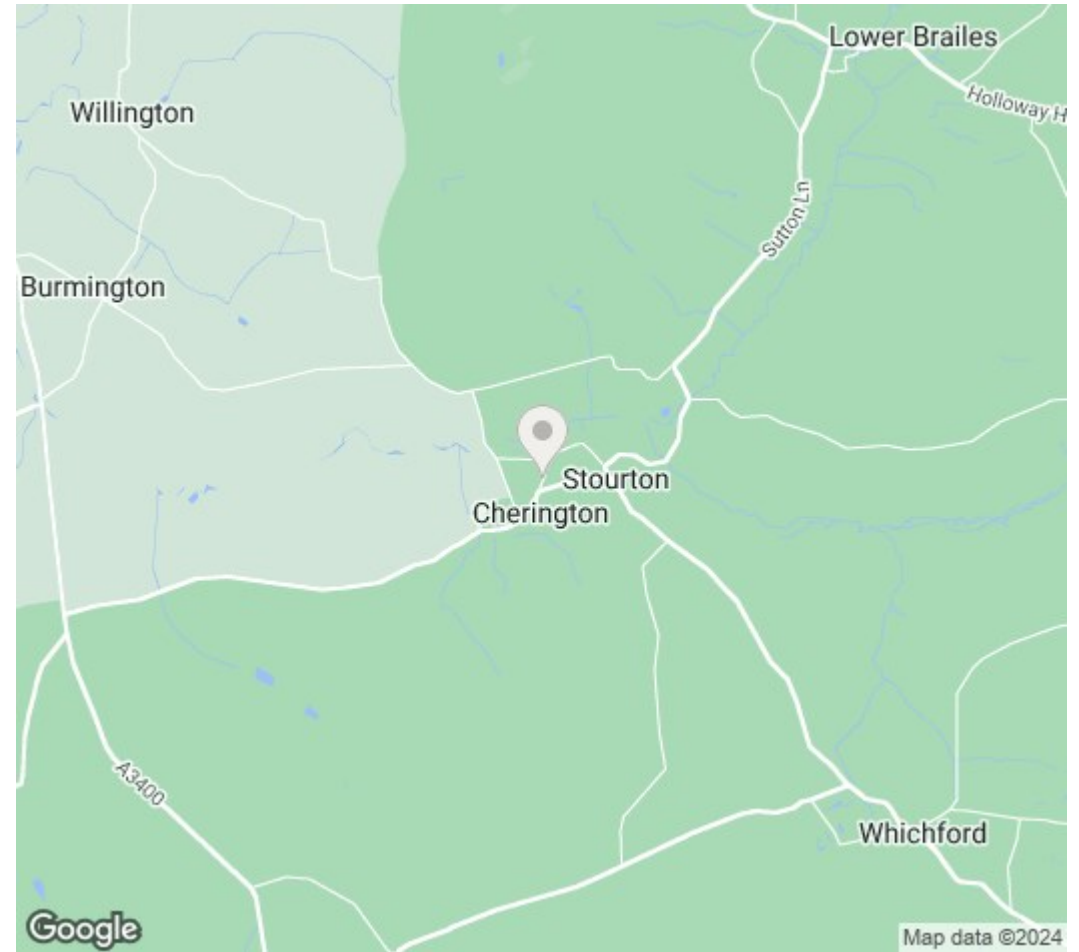
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Approximate Gross Internal Area
 Ground Floor = 118 sq m / 1270 sq ft
 First Floor = 53 sq m / 570 sq ft
 Total = 171 sq m / 1840 sq ft

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

13 High Street, Shipston-on-Stour, Warwickshire, CV36 4AB
01608 260026 | shipston@peterclarke.co.uk | www.peterclarke.co.uk



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