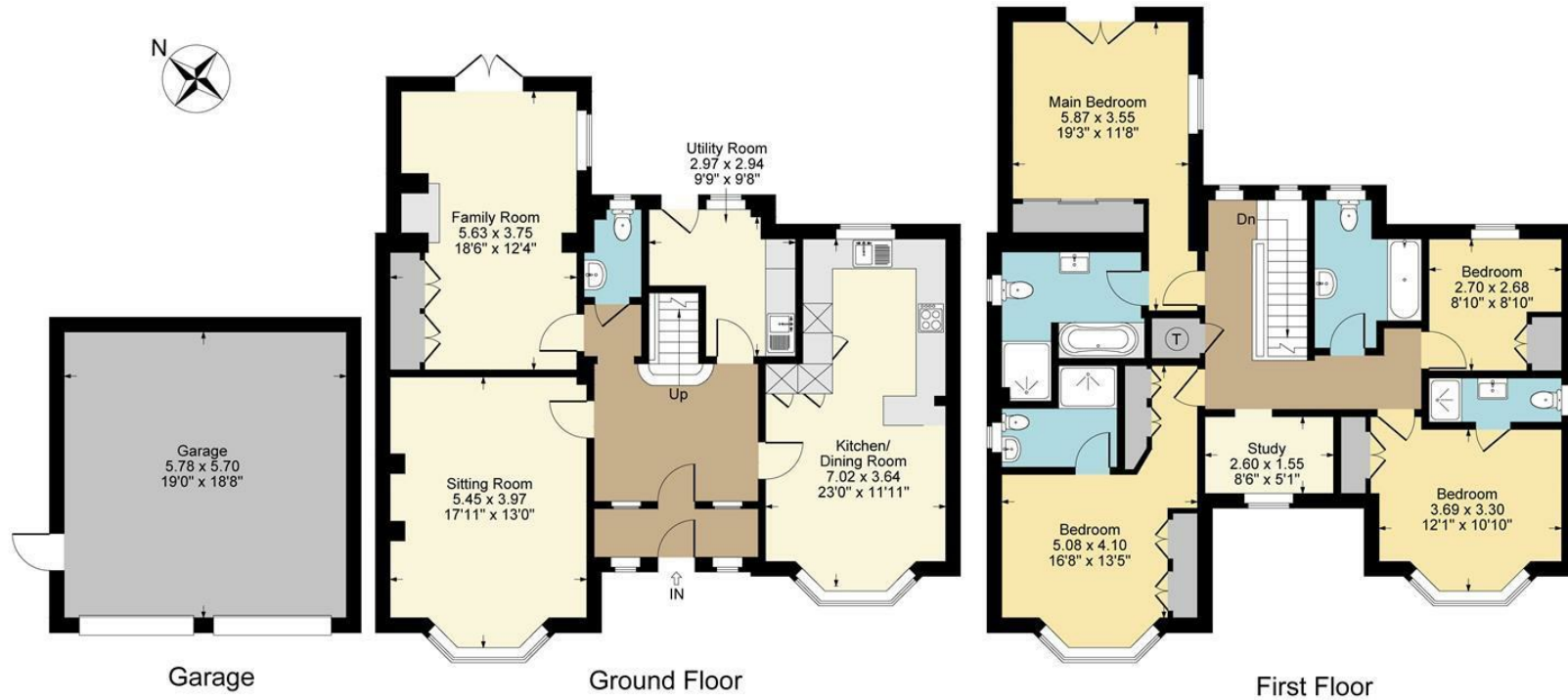


Peter Clarke



11 Clark Close, Shipston-on-Stour, Warwickshire, CV36 4HJ

11 Clark Close, Shipston-on-Stour



Approximate Gross Internal Area
 Ground Floor = 92.41 sq m / 995 sq ft
 First Floor = 93.89 sq m / 1011 sq ft
 Garage = 32.94 sq m / 355 sq ft
 Total Area = 219.24 sq m / 2361 sq ft

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



- Well Presented Detached Family Home
- Four Bedrooms & Four Bathrooms
- Recently Fitted Bespoke Kitchen by KK Designs
- Two Reception Rooms
- Utility Room & Cloak Room
- Beautiful Private Rear Garden
- Ample Parking & Double Garage
- NO ONWARD CHAIN



Offers Over £795,000

This impressive and extremely deceptive family home has been finished to a high standard throughout and offers spacious, versatile accommodation. There are two reception rooms, a dual aspect dining kitchen, utility and cloakroom to the ground floor. The first floor offers four bedrooms, three en-suites and an additional bathroom. Externally the property offers a beautiful rear garden, double garage and off road parking. Viewing is essential to appreciate the quality of this stunning home.

ACCOMMODATION

ENTRANCE HALL with natural limestone flooring and stairs leading to the first floor. SITTING ROOM with a bay window, feature fireplace and wood burning stove. FAMILY ROOM has patio doors to the rear garden and window to side elevation. Large cupboards providing ample storage. Recessed fireplace with gas burning stove. KITCHEN/DINING ROOM is dual aspect and has a bay window to the front elevation. Bespoke KK designs fitted kitchen with a range of base and wall units, quartz worktops and composite sink. Integrated appliances to include fridge/freezer, dishwasher, double electric oven, induction hob with extractor fan above. UTILITY ROOM has a door to the rear garden, sink and drainer, storage cupboards and space for a washing machine and tumble dryer. CLOAKROOM having wc and wash hand basin. FIRST FLOOR LANDING has an airing cupboard housing hot water tank and access to partially boarded roof space. MAIN BEDROOM has a Juliette balcony and built in wardrobes. EN SUITE has double shower cubicle, wc and wash hand basin. There are three additional bedrooms, two having en-suite shower rooms and the other having access to the main bathroom. There is also an additional room which is currently used as a study.

OUTSIDE

Driveway to the front providing plenty of off road parking. Double gates leading to double garage which has light and power with a vaulted ceiling providing storage. Patio area to rear and both sides with a lawn and summer house. In addition there is a good sized front garden with fenced boundary.

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 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 G

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 Agents. REGULATED BY RICS







NOTES:

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
Tel: 01608 260026 | shipston@peterclarke.co.uk | www.peterclarke.co.uk

Peter Clarke

