

Peter Clarke



7 Idlicote Road, Halford, Shipston-On-Stour, CV36 5DG

- Four Bedroom Semi Detached Property
- Dual Aspect Sitting Room with Smokeless Fuel Stove
- Kitchen/Dining Room & Ground Floor Cloakroom
- Garden Room & Outbuilding with Shower Room
- Gardens to Front & Rear
- Garage, Utility Room & Off Road Parking
- NO ONWARD CHAIN



£350,000

A four bedroom semi-detached property in the village of Halford. HALFORD is a delightful South Warwickshire village set in rolling countryside situated between Shipston-on-Stour and Stratford upon Avon and is currently in the catchment for Shipston High School. Within the village there is a parish church, public house and garage with shop. The local former market town of Shipston on Stour offers a range of shops and educational and recreational facilities. The area is served by a network of main roads which gives access to the larger towns of Stratford upon Avon, Cheltenham, Oxford, Banbury, Warwick and Leamington Spa. There are main line railway stations at Moreton-in-Marsh and Banbury with Intercity trains south to Oxford and London.

ACCOMMODATION

The entrance hall has a cloakroom, stairs leading to the first floor and a useful storage cupboard. The dual aspect sitting room has a feature fireplace with smokeless fuel stove. The kitchen/dining room has a range of base, wall and drawer units with work surfaces over, space and plumbing for appliances. A door leads through to the garden room which has a door out to the rear garden. To the first floor there are four bedrooms and a bathroom. To the front of the property is a fore garden, driveway and garage with up and over door and doors to utility and garden room. To the rear of the property there is a garden and outbuilding which could be used as an annexe or home office. It has a wood burning stove and shower room.

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, water and drainage are connected to the property. However, this should be checked by your solicitor before exchange of contracts.

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.

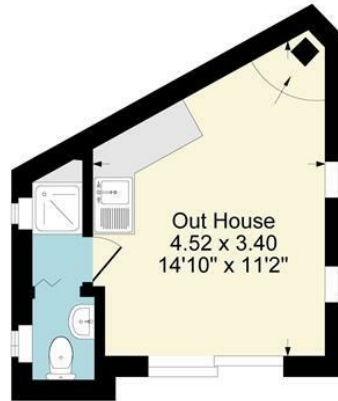
COUNCIL TAX: Council Tax is levied by the Local Authority Stratford on Avon District Council and is understood to lie in Band C

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.

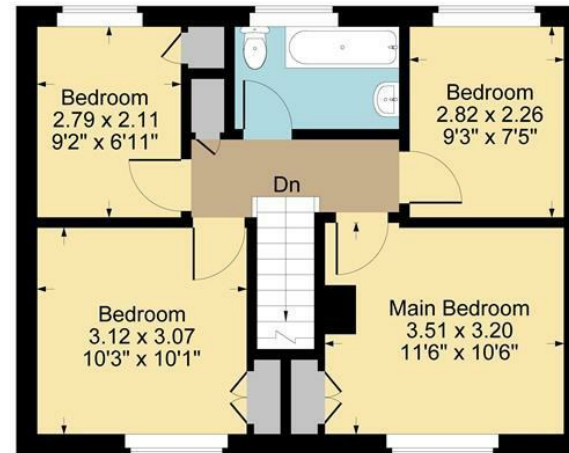


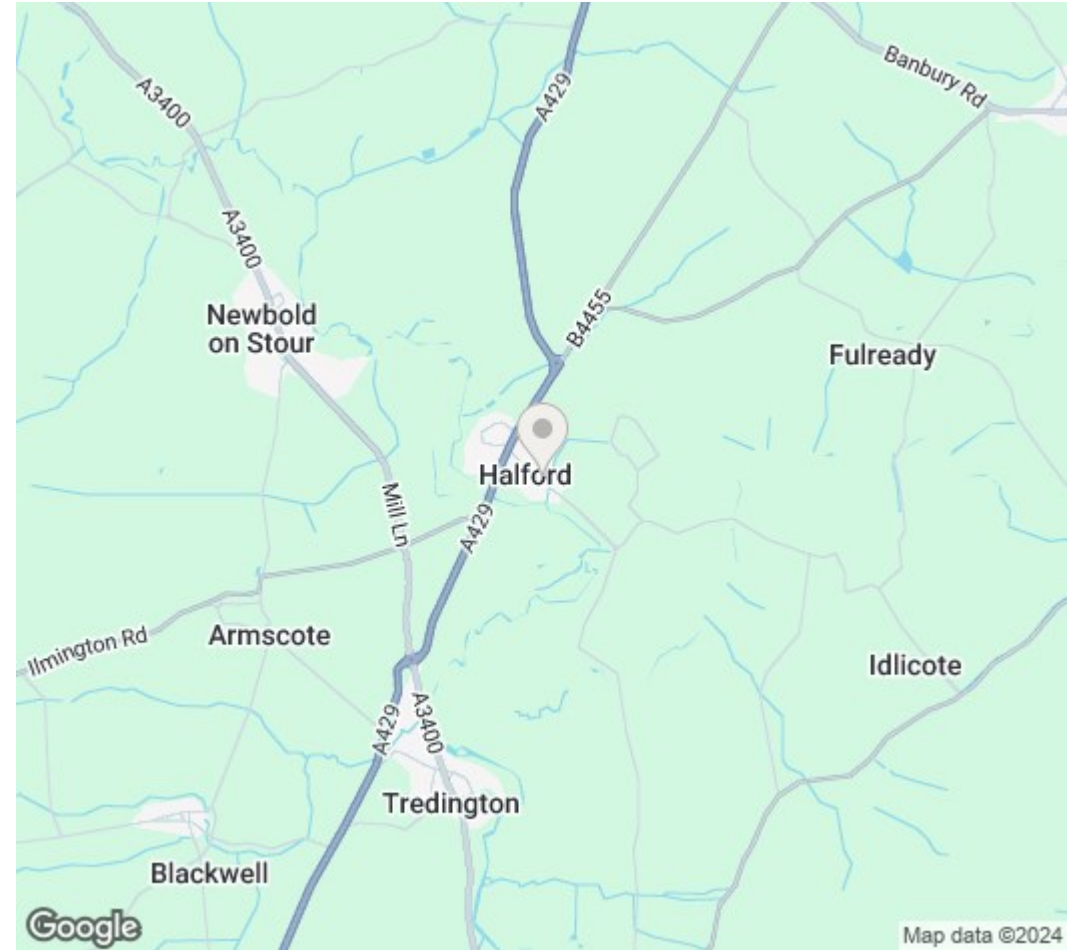
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Outbuilding

Approximate Gross Internal Area
 Ground Floor = 59.51 sq m / 641 sq ft
 First Floor = 46.09 sq m / 496 sq ft
 Garage = 12.07 sq m / 130 sq ft
 Outbuilding = 16.27 sq m / 175 sq ft
 Total Area = 133.94 sq m / 1442 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

