

Peter Clarke



Suncroft, Ilmington Road, Blackwell, Shipston-on-Stour, CV36 4PG

- Detached Property in a Village Location
- Five Bedrooms & Two Bathrooms
- Sitting Room with Wood Burning Stove
- Modern Kitchen/Dining Room with Door to Garden
- Utility Room & Cloak Room
- South Facing Rear Garden with Outstanding Views
- Double Garage & Driveway



£675,000

A well presented, spacious five bedroom family detached property set on the edge of the sought after village of Blackwell. This property has outstanding views across open countryside to both the front and rear. The current owners have improved the property recently by adding a modern kitchen and upgrading the bathrooms. The south facing garden is well maintained and has a good sized patio for entertaining. Viewing is highly recommended to appreciate what this property has to offer.

#### ACCOMMODATION

Briefly comprising of entrance hall, cloakroom, utility room, sitting room with wood burning stove and sliding doors leading onto the patio, a recently fitted kitchen and dining area with French doors leading onto the south facing garden which offers stunning views over the countryside. To the first floor there is a master bedroom with fitted wardrobes, an en-suite shower room, main bathroom, three further good sized double bedrooms with the fifth room being either a single bedroom or study.

To the rear of the property there is a south facing garden mainly laid to lawn with a good sized patio, borders of shrubs and fruit trees with two sheds. There is a double garage with up and over door to the front and pedestrian access to the rear with a driveway providing off road parking.

#### 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, 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 F.

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

**VIEWING:** By Prior Appointment with the Selling Agents.

REGULATED BY RICS

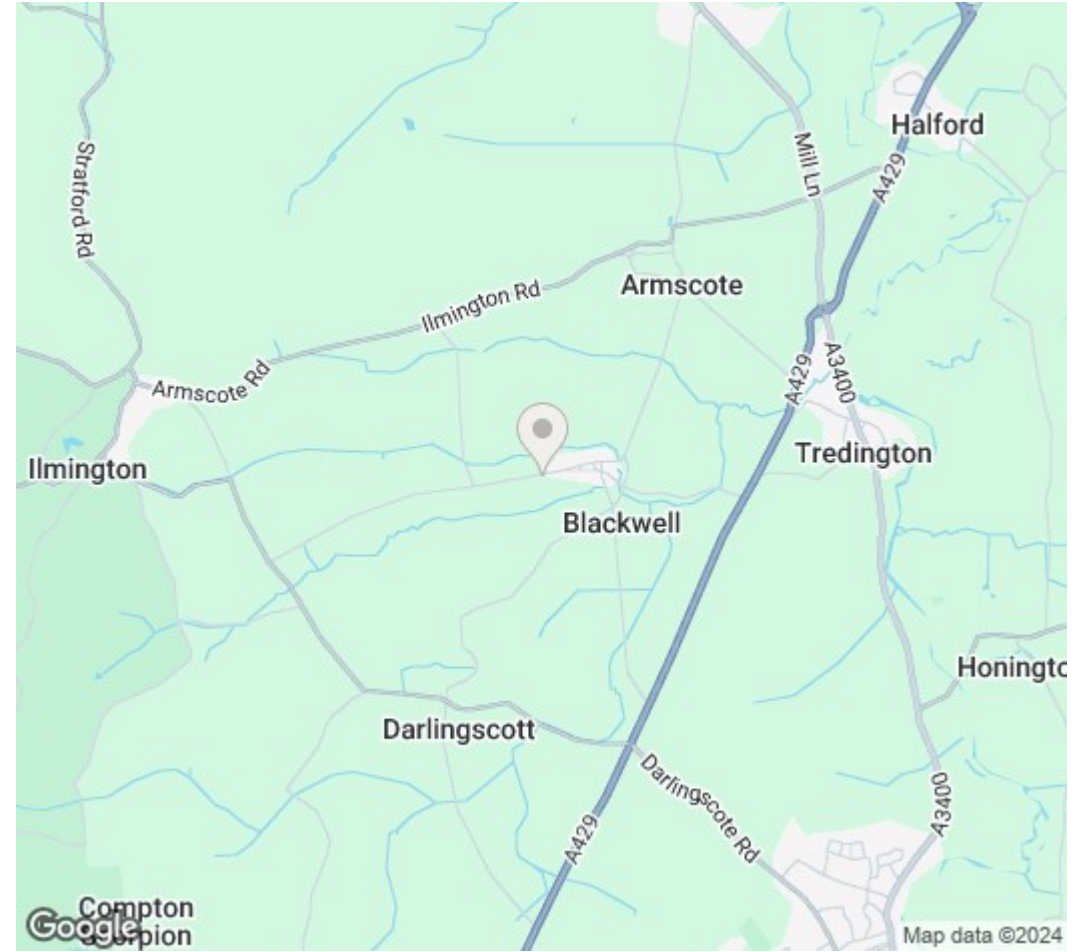


# Suncroft, Blackwell



Approximate Gross Internal Area  
Ground Floor = 70.38 sq m / 758 sq ft  
First Floor = 93.68 sq m / 1008 sq ft  
Garage = 27.23 sq m / 293 sq ft  
Total Area = 191.29 sq m / 2059 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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