

Peter Clarke



5 Hands Paddock, Newbold on Stour, Stratford-upon-Avon, CV37 8UD

- Detached Property in a Sought After Location
- Four Double Bedrooms & Two Bathrooms
- Four Reception Rooms, Fitted Kitchen & Utility Room
- South Facing Rear Garden
- Double Garage & Off Road Parking
- NO ONWARD CHAIN



£575,000

A detached four bedroom, four reception room property located in a desirable position in a tucked away cul de sac in Newbold on Stour. Situated conveniently for regional travel, the property enjoys versatile and spacious accommodation. The property also benefits from private gardens, off road parking and a double garage and is offered with NO ONWARD CHAIN

ACCOMMODATION

The spacious entrance hall has stairs leading to the first floor and doors leading to the study, cloakroom, sitting room and kitchen. The sitting room is dual aspect with an open fireplace and doors leading through to the dining room which has sliding doors to the conservatory and a door to the kitchen. The kitchen has a range of base, wall and drawer units with work surfaces over. Integrated appliances include a dish washer, microwave and freestanding electric cooker. The utility room has a sink and space and plumbing for a washing machine with a door to the rear garden. The conservatory is of brick and glazed construction with fitted blinds and doors to the garden. To the first floor there are four double bedrooms with built in wardrobes, the main bedroom having an en-suite bathroom with a shower room available for the other three bedrooms. To the front of the property there is a good sized front garden with driveway and double garage and gate leading to rear garden which has a lawn, patio, decking area, established borders and vegetable plot.

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.

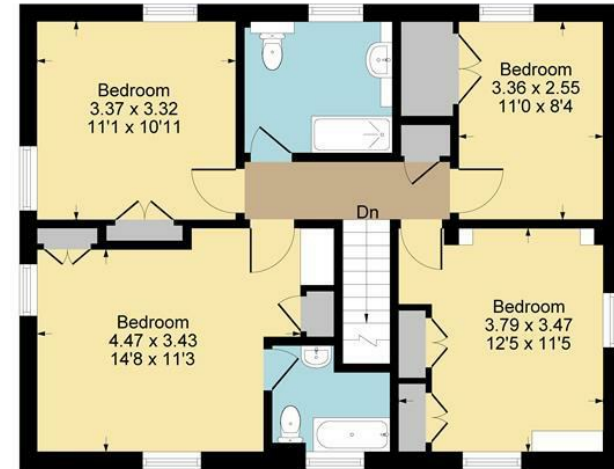
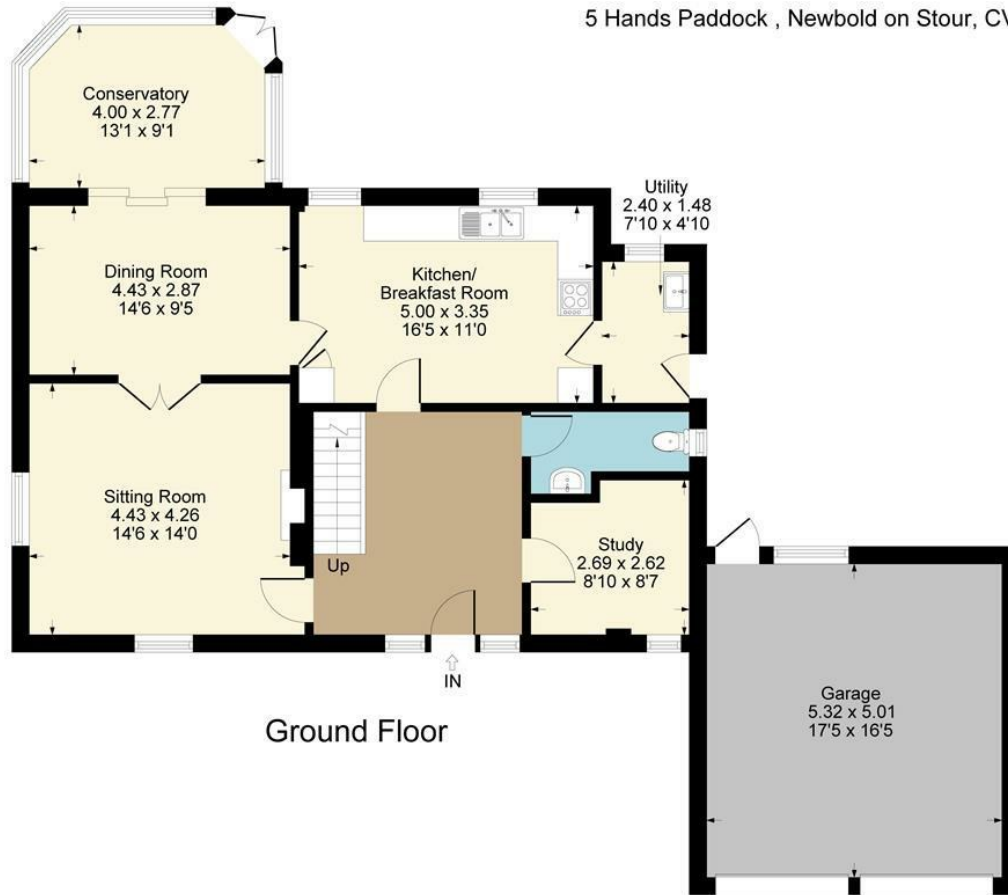
COUNCIL TAX: Council Tax is levied by the Local Authority Stratford on Avon District Council and is understood to lie in Band F.

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.



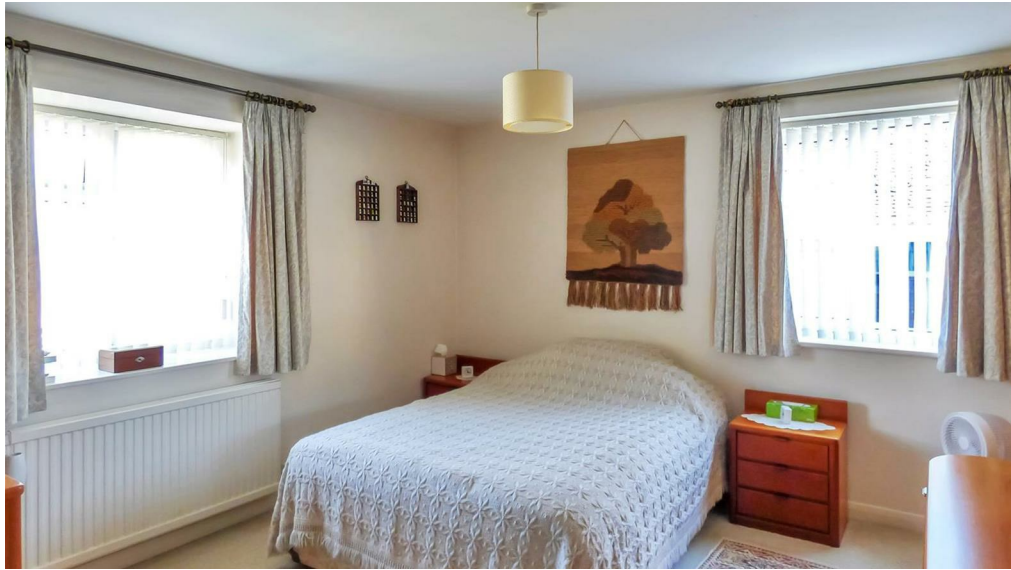
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Garage

Approximate Gross Internal Area = 161.95 sq m / 1743 sq ft
 Garage = 26.65 sq m / 287 sq ft
 Total = 188.60 sq m / 2030 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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serving South Warwickshire & North Cotswolds

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