

Peter Clarke



11 Jeffs Close, Upper Tysoe, Warwick, CV35 0TQ

- Detached Property Located in a Cul-De-Sac Location
- Five Double Bedrooms & Three Bathrooms
- Dual Aspect Sitting Room with Door to Rear Garden
- Kitchen/Breakfast Room & Utility Room
- Three Additional Reception Rooms
- Double Garage & Off Road Parking
- NO ONWARD CHAIN



£875,000

A Horton-stone, five bedroom detached family home is in a small development of executive homes built in 1999. This property enjoys a great location with open countryside views to the rear. The property offers spacious and versatile accommodation over 2,500 sq ft. It is located in the popular Warwickshire village of Tysoe and benefits from no onward chain.

ACCOMMODATION

The spacious entrance hall has a cloakroom, stairs leading to the first floor and an under stairs storage cupboard. The dual aspect sitting room has a stone fireplace with wood burning stove and double doors out to the rear garden. The kitchen has a range of gloss fronted base, wall and drawer units with work surfaces over. Integrated appliances include an integrated double oven, ceramic hob with extractor hood, fridge/freezer, dishwasher, wine cooler and Franke hot water tap. The utility room has additional storage and space and plumbing for a washing machine. A snug also leads off the kitchen and there are two additional reception rooms that are currently used as a dining room and a home office. To the first floor landing there is an airing cupboard housing the hot water tank and loft access. There are five double bedrooms, two having en-suites and an additional bathroom for the other bedrooms. To the front of the property there is a driveway providing off road parking and a double garage. A side gate gives access to the south facing rear garden which has a patio area, lawns and established borders with countryside views.

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 G.

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.



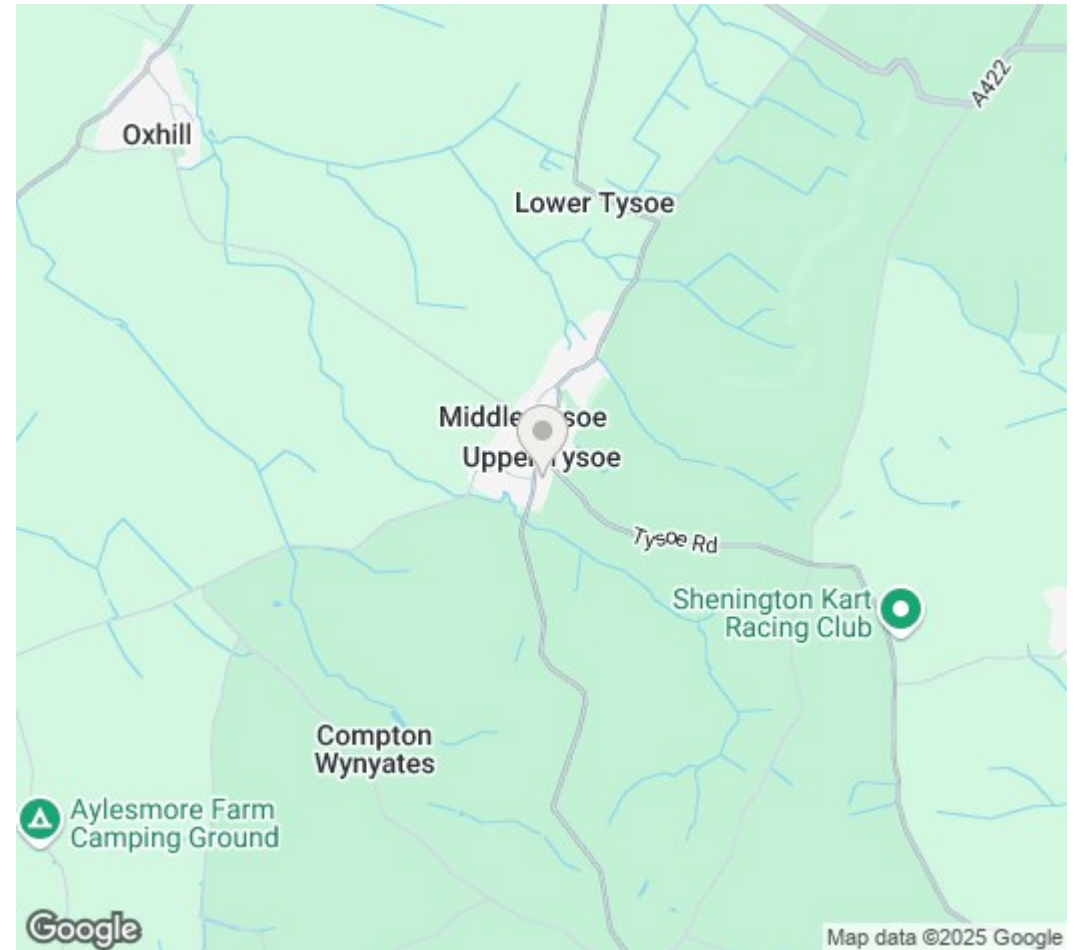
11 Jeffs Close, Upper Tysoe



Approximate Gross Internal Area
 Ground Floor = 107.77 sq m / 1160 sq ft
 First Floor = 104.45 sq m / 1124 sq ft
 Garage = 27.77 sq m / 299 sq ft

Total Area = 239.99 sq m / 2583 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

Peter Clarke

