

Peter Clarke



Welwyn Whatcote Road, Oxhill, Warwick, CV35 0RA



## Welwyn, Oxhill



Approximate Gross Internal Area  
 Ground Floor = 153.95 sq m / 1657 sq ft  
 First Floor = 156.35 sq m / 1683 sq ft  
 Total Area = 310.30 sq m / 3340 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.

020 3300 3300



- Detached Property Tastefully Extended by the Current Owners - Circa 3,340 sq ft
- Five Double Bedrooms & Two Bathrooms
- Sitting Room with Wood burning Stove & Countryside Views
- Fitted Kitchen & Utility Room
- Three Additional Reception Rooms
- Large Garden Leading onto an Acre of Paddock
- Potential for Separate Annexe - Shown on Floor Plan
- Ample Off Road Parking



£1,150,000

A well presented, detached property which has been tastefully extended by the current owners to create spacious and versatile accommodation with the option to use one side of the house as a separate annexe. In addition to the large garden, there is also a paddock with open countryside views. OXHILL is a small village conveniently located a mile from the A422 Stratford Upon Avon to Banbury Road, approximately 10 miles from Stratford upon Avon and 10 miles from Banbury. The village is also well placed for access to the national motorway system with junction 12 of the M40 being approximately 7 miles. The larger villages of Kineton and Tysoe are 4 miles and 2 miles respectively, with Shipston On Stour being 5 miles. Between them, they offer schools and local facilities, Oxhill itself has a church, excellent public house and a village hall.

### ACCOMMODATION

A front door leads to

### ENTRANCE HALL

with stairs leading to the first floor and under stairs storage cupboard.

### OFFICE

which could also be used as a play room or home gym.

### CLOAKROOM

with wc and wash hand basin.

### DINING ROOM

### SITTING ROOM

with feature fireplace and wood burning stove. Patio doors leading out to the rear garden.

### KITCHEN/BREAKFAST ROOM

with a range of base, wall and drawer units with work surfaces over, stainless steel sink and drainer and space for a range style cooker. Patio doors leading to the rear garden. Door through to family room.

### UTILITY ROOM

storage cupboards, space and plumbing for dishwasher and washing machine. Door to rear garden.

### FAMILY ROOM

dual aspect and having stairs leading to first floor, a kitchen area with a range of units with work surfaces over, integrated electric oven, hob and extractor, fridge and washing machine. doors to the front and rear.

### FIRST FLOOR LANDING

### MAIN BEDROOM

### BEDROOM

### BEDROOM

with built in wardrobes.

### SHOWER ROOM

with shower cubicle, wc and wash hand basin.

### WC

with wc and wash hand basin.

### SHOWER ROOM

with shower cubicle, wc and wash hand basin

### BEDROOM

### BEDROOM













## OUTSIDE

a gravel driveway provides ample off road parking for several cars. There is also a lawned area with raised planters and a gate leading to the rear garden which has a patio, lawn, vegetable planters, established planted areas, two large sheds, solar panels and gated access to the paddock.

## 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. Solar panels.

**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 D

**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.



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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13 High Street, Shipston-on-Stour, Warwickshire, CV36 4AB  
Tel: 01608 260026 | [shipston@peterclarke.co.uk](mailto:shipston@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)

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