

Peter Clarke



1 Nethercote, Great Wolford, Shipston-on-Stour, CV36 5NF

- Idyllic countryside location
- Views of local church
- Generous garden
- Three spacious bedrooms
- Two reception rooms
- Kitchen with utility room
- Scope to extend (STP)
- Workshop, garage, summer house
- Semi-detached house
- Near Shipston-On-Stour



£385,000

Located on the outskirts of the picturesque village of Great Wolford, is this three bedroom semi-detached house with a generous garden to front, side and rear.

One of the standout features of this home is its idyllic countryside location, which boasts stunning views of the local church.

For those with an eye for potential, this property presents a huge scope for extension, subject to planning permission, allowing you to tailor the home to your specific needs. Additionally, the presence of a workshop, garage, and summer house adds to the appeal, providing versatile spaces for hobbies, storage, or leisure.

ACCOMMODATION

Entrance Hall with understairs cloakroom. Sitting Room with window to front, feature fireplace housing electric fire. Double doors to Dining Room with window to rear, internal window to kitchen. Kitchen with window to side, range of matching wall and base units with worktop over incorporating stainless steel sink with drainer and four ring electric hob with extractor fan hood over, space for dishwasher and low level fridge, wood effect flooring, door to Utility with window to rear and door to side, range of wall and base units with worktop over incorporating stainless steel sink with drainer, space for washing machine, tumble dryer and tall fridge freezer, wall mounted combi boiler and wood effect flooring.

First floor landing with loft hatch and storage cupboard. Bedroom with window to rear, a double room with fitted wardrobes and double linen cupboard. Bedroom, a double room with window to rear. Bedroom with window to front. Bathroom with opaque window to rear, bath with electric shower over, wash hand basin unit with low level cupboards, WC, chrome heated towel rail.

Outside to front and side, gated entrance, paved tandem driveway, mix of planted beds, pathways, laid to lawn, mature shrubs, trees, brick garage, timber workshop/store, sheds and summerhouse all with internal power. To the rear is an enclosed garden with paved pathways, patios and laid to lawn. Potting shed with double doors to front and door to rear, internal workbench.

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

AGENTS NOTE: An overage clause will be inserted to the contract for any future residential development on the plot.

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 and is understood to lie in Band C.

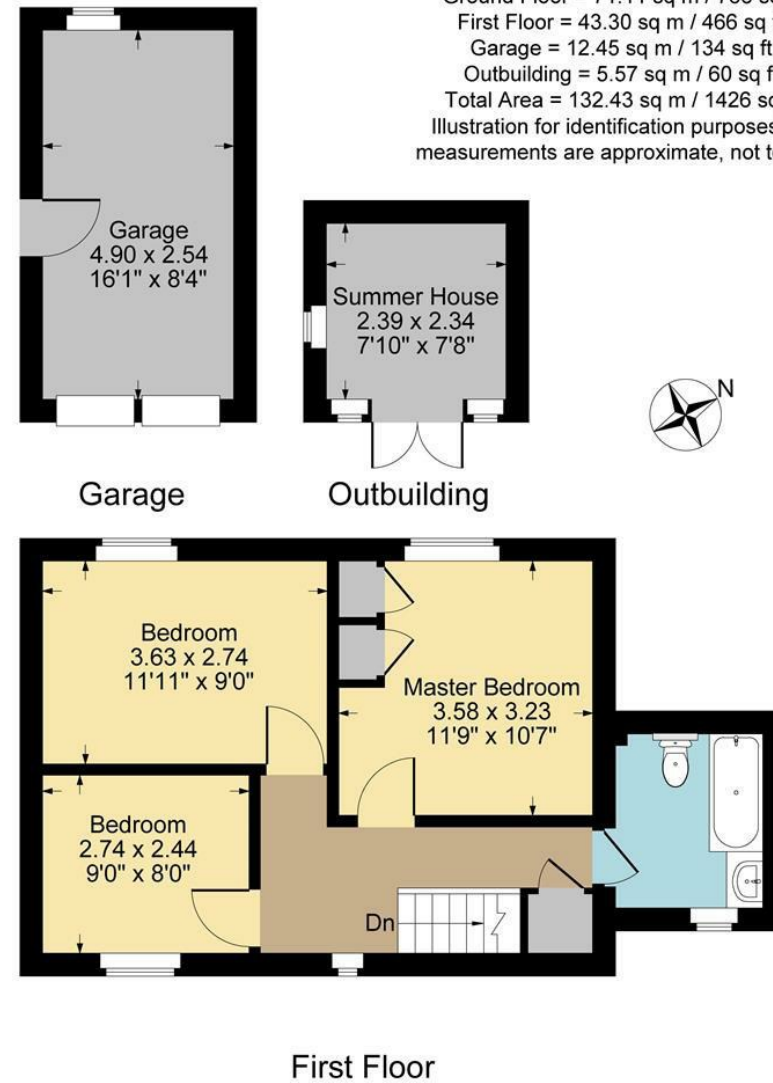
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: F. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.



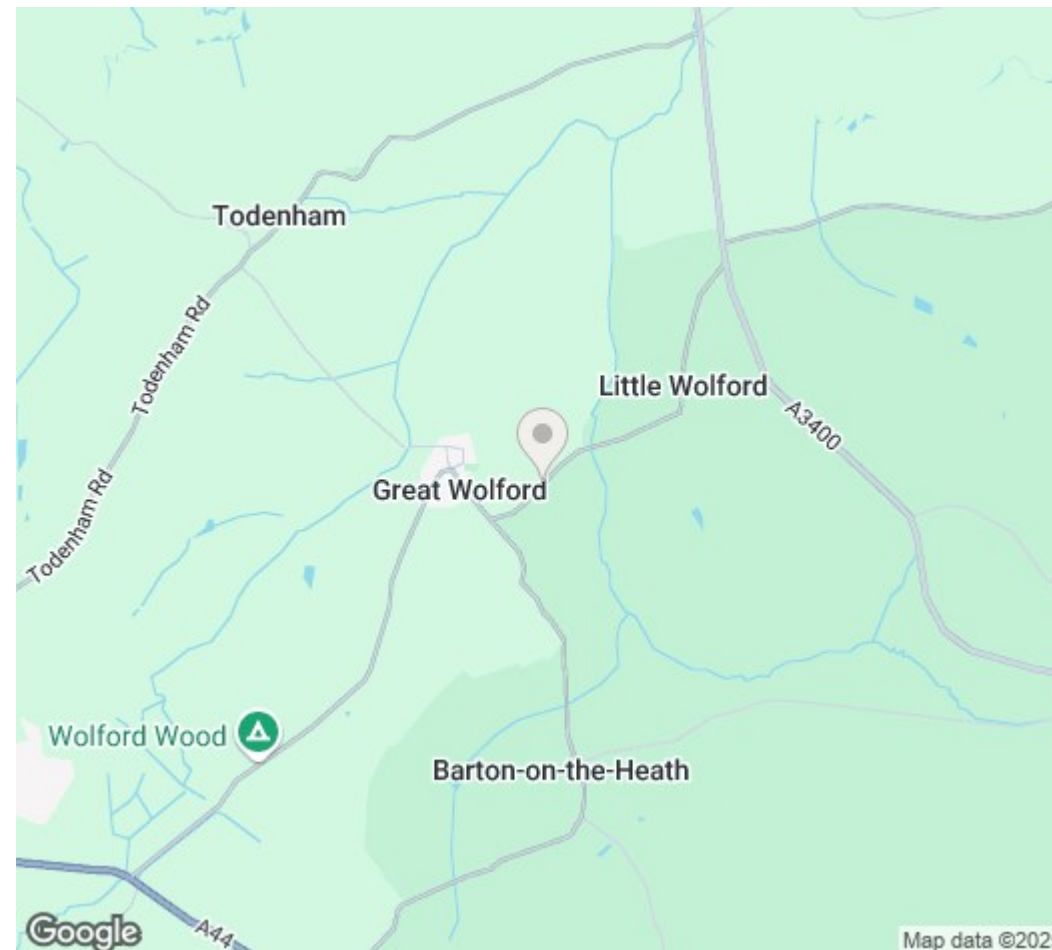
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Approximate Gross Internal Area
 Ground Floor = 71.11 sq m / 766 sq ft
 First Floor = 43.30 sq m / 466 sq ft
 Garage = 12.45 sq m / 134 sq ft
 Outbuilding = 5.57 sq m / 60 sq ft
 Total Area = 132.43 sq m / 1426 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



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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

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