

Peter Clarke



Radford House Main Street, Willersey, WR12 7PJ

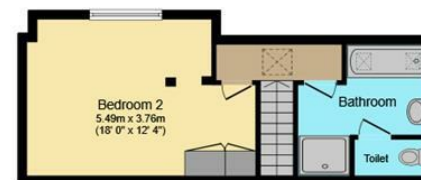
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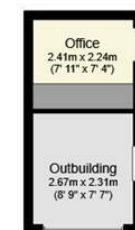
Ground Floor
Floor area 117.9 sq.m. (1,269 sq.ft.)



First Floor
Floor area 65.3 sq.m. (703 sq.ft.)



Second Floor
Floor area 32.9 sq.m. (354 sq.ft.)



Outbuilding
Floor area 11.8 sq.m. (127 sq.ft.)

Total floor area: 228.0 sq.m. (2,454 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

- Four bedroom detached family home
- Modernised and extended to an exacting standard
- Two reception rooms
- Spacious kitchen/family room to the rear
- Bespoke fitted kitchen with integrated appliances
- Utility and cloakroom
- Three first floor double bedrooms
- Luxury family bathroom and two ensembles
- Top floor bedroom suite
- Parking and garage which has been converted into an office



£950,000

A grand double fronted family home that has been extended and refurbished to an exacting standard. This beautiful house has been carefully restored and brought into the 21st century for modern family living. Two reception rooms with fireplaces, cloakroom and utility. A stunning kitchen/family room to the rear with bi fold doors to the garden. Three double bedrooms on the first floor, one ensuite and a luxury family bathroom. On the top floor there is a luxury bedroom suite with the most wonderful bathroom. Outside there is driveway parking, south facing garden and the garage which has been converted into an office and storage space. No onward chain.

WILLERSEY

Willersey is a pretty Cotswold village with a duck pond, lying at the foot of the Cotswold escarpment on the B4632 road, about 1 ½ miles from Broadway and about 15 miles from Stratford-upon-Avon and within the Chipping Campden School Catchment area. The village has a primary school, garage and two public houses. There is a mainline train station to London/Paddington at Honeybourne (approx 4 miles), Evesham (approx 6 miles) and Moreton-in-Marsh (approx 8 miles).

HALLWAY

The original refurbished front door opens into a spacious hallway with doors off to the two reception rooms, utility, cloakroom and under the stairs to first floor there is a clever bench seat with storage.

SNUG

with fireplace and beautiful new sash window

SITTING ROOM

Dual aspect sitting room with feature fireplace and media area built into the wall.

KITCHIN/FAMILY ROOM

A beautiful open space with bifold doors to the garden, tv and built in shelving. The kitchen has bespoke fitted units with integrated appliances and walk in pantry

cupboard. There is also feature lighting to add to the wow factor.

UTILITY

space for washing machine and tumble drier, wooden worktop, sink and storage cupboards.

CLOAK ROOM

with w/c and wash basin

BATHROOM

Luxury bathroom with freestanding bath, separate walk in rainforest shower, w/c, hand basin and heated towel rail

BEDROOM

Double bedroom to the rear.

BEDROOM

Double bedroom with views to the front and fitted wardrobe

BEDROOM

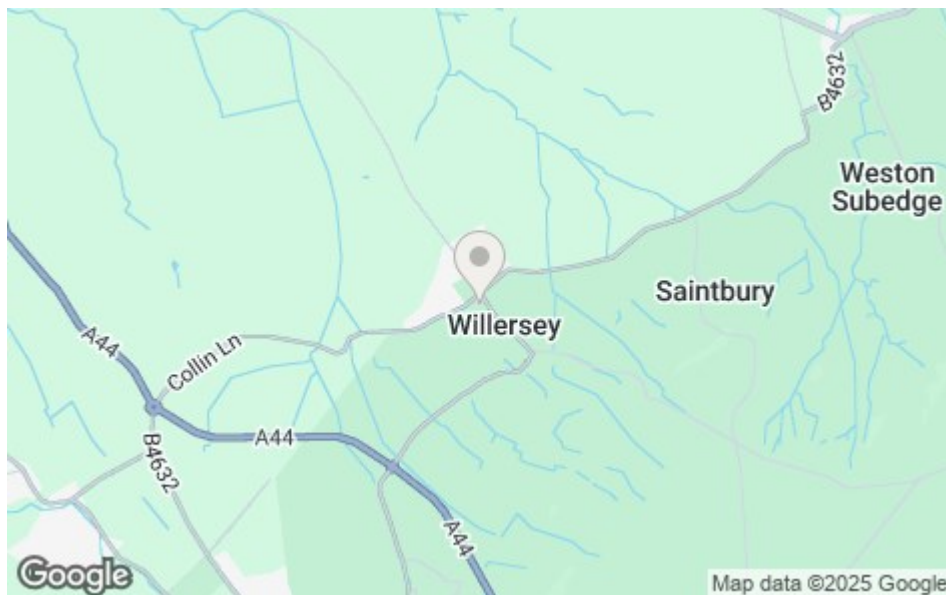
Spacious double bedroom with ensuite shower, w/c and hand basin

TOP FLOOR

A stunning suite away from the rest of the household. with a double bedroom with fitted wardrobes and a beautiful luxury bathroom with freestanding bath, w/c hand basin and walk in shower







OUTSIDE

The house is set back behind the village green with a right of way to the parking at the front and side. Side access leads to the rear garden which is south facing. There is a garage which has been converted into a study/office with heating and power. The front part of the garage has an electric door in order to access the storage space inside.

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

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 G

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 agent.





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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Grafton House High Street, Chipping Campden, Gloucestershire, GL55 6AT
Tel: 01386 770044 | campden@peterclarke.co.uk | www.peterclarke.co.uk

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