

Peter Clarke



Tresco Stretton-On-Fosse, GL56 9SG

- Beautifully presented 3-bedroom semi-detached home
- Renovated by the current owners
- Bright and spacious lounge with feature fireplace
- Contemporary open-plan kitchen with central island and integrated appliances
- Cloakroom
- Modern family bathroom with stylish fittings
- Driveway parking, and rear garden with countryside views
- Available with no onward chain



£425,000

Immaculate three bedroom village home. The property has been the subject of a complete refurbishment by the current owner to create light contemporary space in a village setting. Sitting room, kitchen/dining room, cloakroom, three bedrooms and family bathroom. Driveway parking and enclosed rear garden. Available to purchase with no onward chain.

STRETTON ON FOSSE

Stretton on Fosse is a small quiet village with houses mostly built of Cotswold stone and locally-made red brick. The village has a thriving pub, church and local bus services. Situated on the Warwickshire-Gloucestershire border on the fringe of the Cotswolds Hills, it is positioned between Shipston on Stour, Chipping Campden and Moreton In Marsh which has direct rail links to London.

ACCOMMODATION

This superbly presented semi-detached property offers modern family living in a desirable residential area. Finished to a high standard throughout, the home combines a contemporary interior with practical features. The heart of the home is the stylish kitchen/dining area, fitted with sleek shaker-style cabinetry, integrated appliances, and a large central island with breakfast seating. Bi-fold doors open onto the garden flooding the room with natural light. A spacious sitting room provides a welcoming living space with wood burning stove.

Upstairs, there are three well-proportioned bedrooms, including two doubles and a single, along with a modern family bathroom. The property benefits from a gravelled driveway with space for multiple vehicles. The rear garden is mainly laid to lawn with a patio area, providing a private and secure space with countryside views.

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 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.

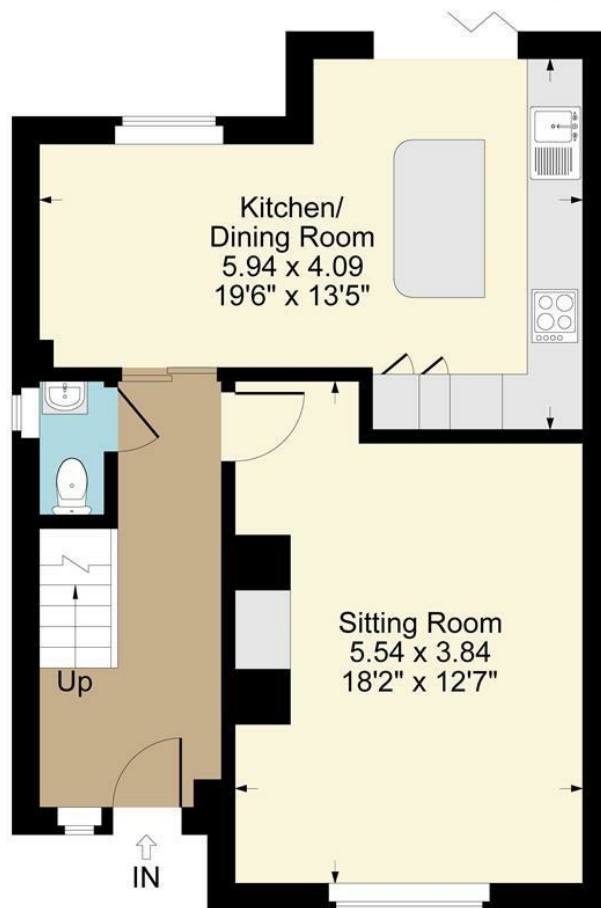
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band C.

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

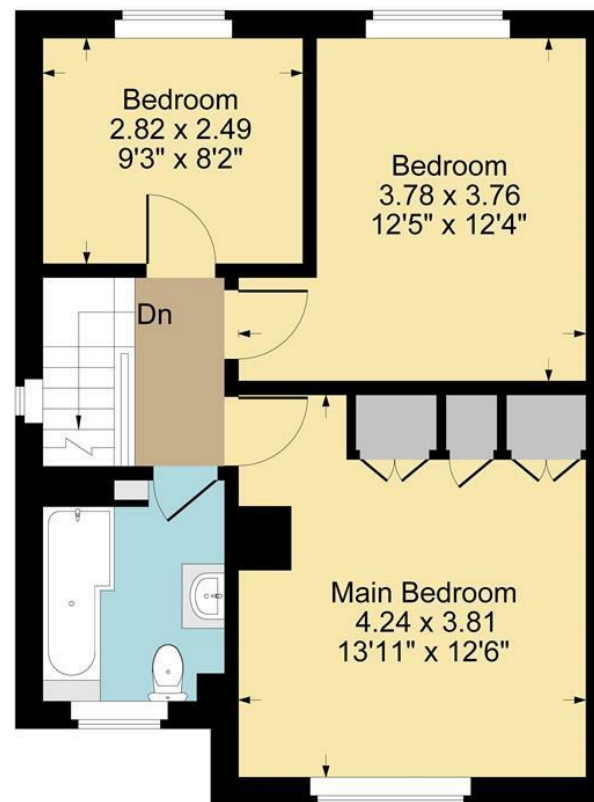
VIEWING: By Prior Appointment with the selling agent.



Tresco, Stretton on Fosse

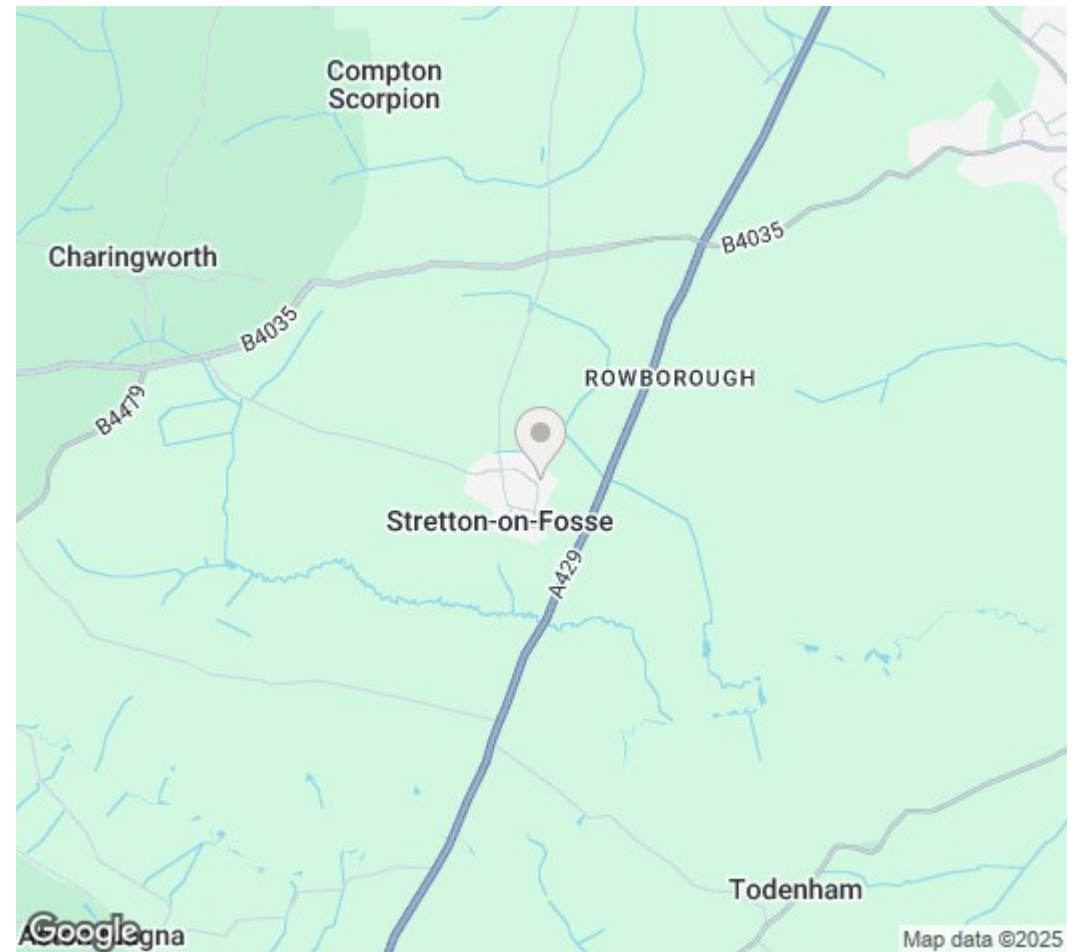
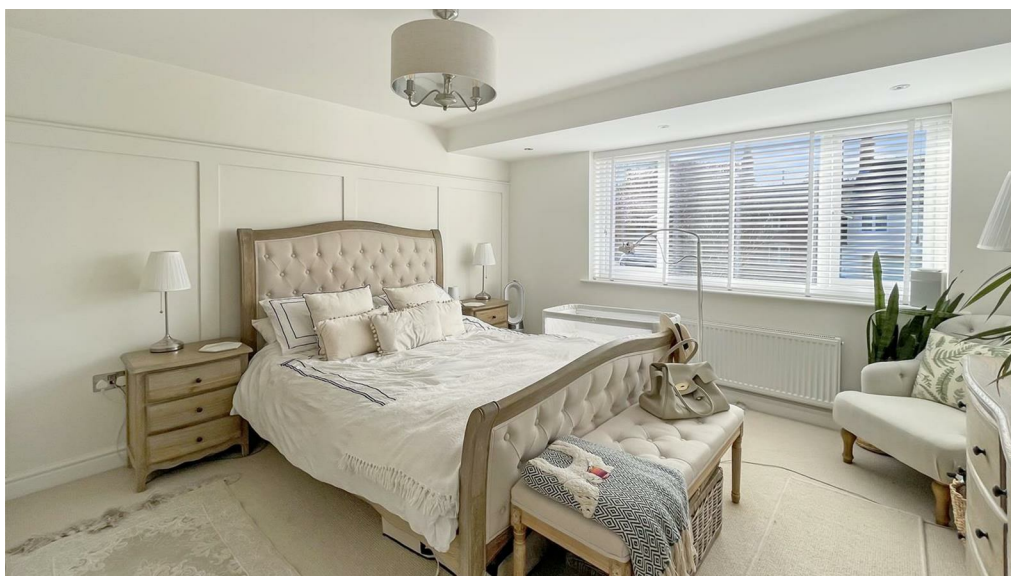
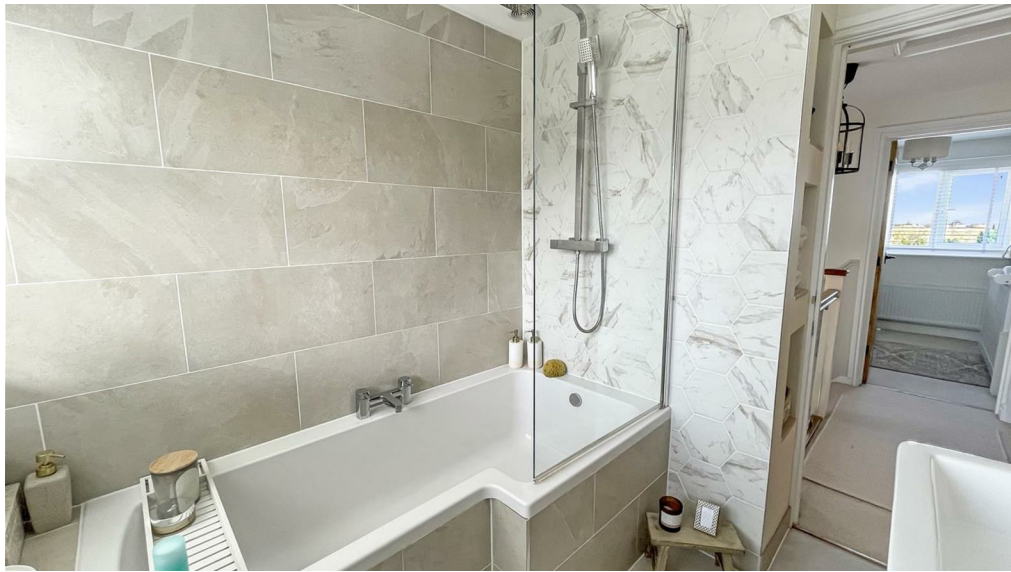


Ground Floor



First Floor

Approximate Gross Internal Area
Ground Floor = 49.85 sq m / 537 sq ft
First Floor = 47.06 sq m / 507 sq ft
Total Area = 96.91 sq m / 1044 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

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