

Peter Clarke
New Homes



3 Bowling Green Fosse Way, Halford, Shipston-On-Stour, CV36 5BN

£875,000

- Five Bedroom Luxury Detached Home
- Set On Large Corner Plot With Extensive Gardens
- Open Plan Kitchen/Living/Diner
- Living Room With Bi-Fold Doors On Two Sides Gives Access To The Garden
- Double Garage With Pedestrian Door To Garden
- Ensuite Shower Rooms To Bedroom 1 And 2
- Home Office
- Air Source Heat Pump
- Underfloor Heating To Ground Floor
- Offered For Sale With NO CHAIN



A brand new, five bedroom detached house situated in the corner of the development with extensive side and rear gardens and countryside views. An exclusive development of just four, luxury houses and located in the picturesque village of Halford.

HALFORD

is a delightful South Warwickshire village set in rolling countryside situated between Shipston-on-Stour and Stratford upon Avon. Within the village there is a parish church, public house, play area and garage with shop. The local former market town of Shipston on Stour offers a range of shops and educational and recreational facilities. The area is served by a network of main roads which gives access to the larger towns of Stratford upon Avon, Cheltenham, Oxford, Banbury, Warwick and Leamington Spa. There are main line railway stations at Moreton-in-Marsh and Banbury with Intercity trains south to Oxford and London. There are golf courses at Stratford upon Avon, Brailes and Broadway - racing at Stratford upon Avon, Cheltenham and Warwick and theatres at Stratford upon Avon and Oxford.

LIVING ROOM

142' x 1210" (4.32m x 3.91m)

OFFICE

12'10 x 5'11 (3.91m x 1.80m)

KITCHEN/LIVING/DINING

295 x 125 (8.97m x 3.78m)

UTILITY

100 x 66 (3.05m x 1.98m)

WC

PRINCIPAL BEDROOM

156 x 125 (4.72m x 3.78m)

ENSUITE

BEDROOM TWO

13'10 x 10'11 (4.22m x 3.33m)

ENSUITE

BEDROOM THREE

12'10 x 100 (3.91m x 3.05m)

BEDROOM FOUR

12'10 x 102 (3.91m x 3.10m)

BEDROOM FIVE

125 x 95 (3.78m x 2.87m)

DOUBLE GARAGE

19'10 x 19'10 (6.05m x 6.05m)

SPECIFICATION

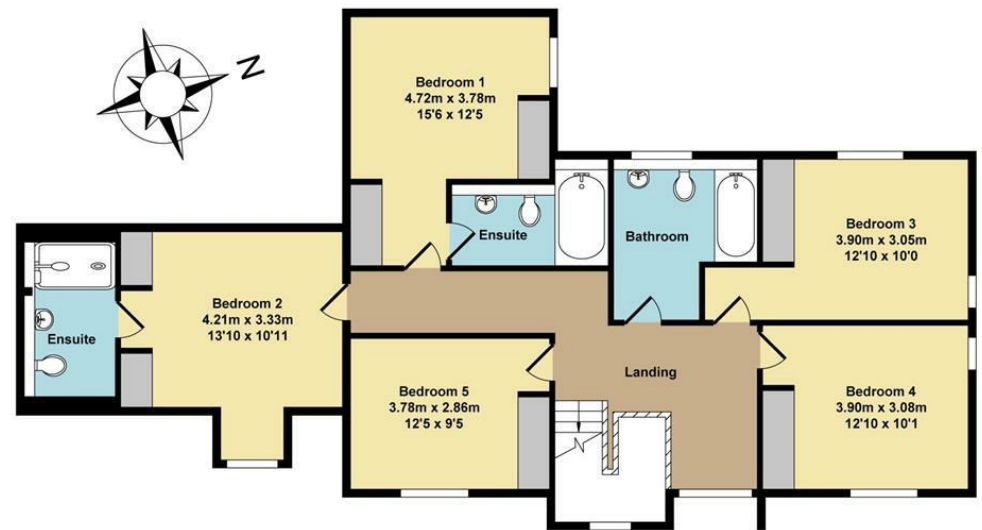


Plot 3, The Bowling Green, Fosse Way, Halford
 Total Approx. Floor Area 228.90 Sq.M. (2464 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor
 Approx. Floor
 Area 122.20 Sq.M.
 (1315 Sq.Ft.)



First Floor
 Approx. Floor
 Area 106.70 Sq.M.
 (1149 Sq.Ft.)



General

- Oast Russet Warwickshire Red Brickwork
- Natural Slate Roof
- Feature composite and zinc cladding
- Composite double glazed windows, Anthracite externally, white internals.
- Aluminium bi-fold doors with level thresholds
- Feature composite entrance door with fullheight glazing
- Lindab steel rainwater goods (gutters and down pipes) powder-coated in Anthracite Grey

Heating, Plumbing & Electrics

- Air source Heat Pump providing central heating and hot water
- Underfloor heating downstairs, radiators to first floor
- Roca sanitary ware and Bristan bathroom fittings, mains supply thermostatic shower, glass screens to shower enclosures and towel radiators.
- LED down-lighting throughout
- Satin chrome switches and sockets throughout
- Pre-wired throughout for satellite and TV
- Intruder Alarm
- Fire detection

Fixtures & Fittings

- Bespoke fitted kitchen with SMEG appliances
- Granite Worktops
- Bathrooms and cloakroom tiled floor to ceiling on "wet" walls
- Hardwood flooring to hall, utility, WC and open plan kitchen/diner/family room
- Carpet throughout rest of house
- Electrically operated remote garage door

Outside

- Outside lighting
- Tarmacadam Private entrance road and driveways
- Outside tap and power socket
- Patio area to rear
- Timber fencing to garden boundaries
- Seeded lawn areas
- Landscaped front gardens
- 10 Year Premier Guarantee

N.B. The developer reserves the right to change any item to an equivalent specification

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.

The communal parts and control of, will be shared equally between the four plots.

SERVICES: We have been advised by the vendor that mains water, electric and drainage are connected to the property. Air Source Heat Pump provide the central heating and hot water with underfloor heating downstairs and radiators to the first floor. However, this should be checked by your solicitor before exchange of contracts.

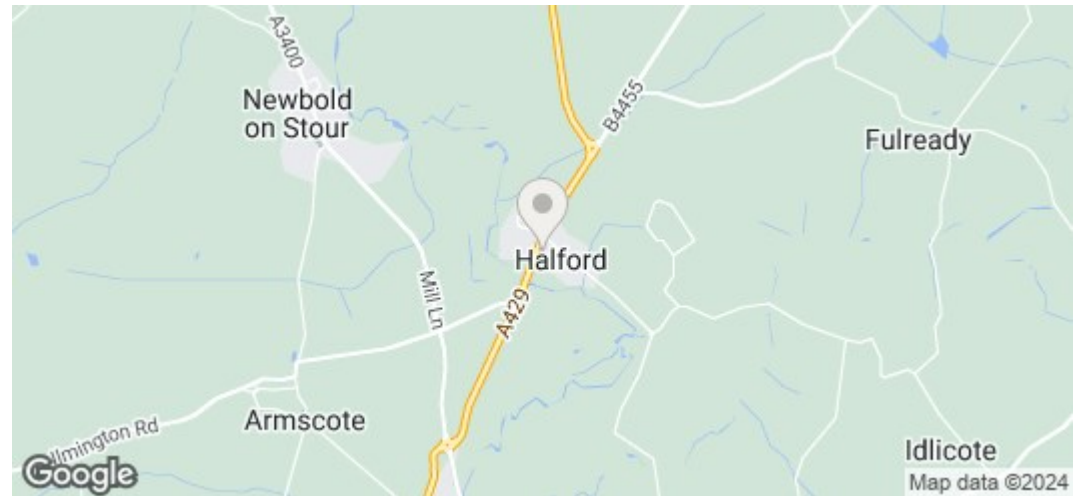
RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants, or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to not yet be assessed.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: TBC.

VIEWING: By Prior Appointment with the selling agent Peter Clarke New Homes.

AGENTS NOTE: ** External photographs are of the actual house/garden and internal photographs are to show indicative finish and are of other plots within the development**



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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