

Peter Clarke  
New Homes



Peter Clarke

1 Bowling Green, Halford, Shipston-On-Stour, CV36 5BU

£695,000

- Luxury Four Bedroom Detached House
- Open Plan Kitchen, Living Dining Room
- Separate Sitting Room With Doors To the Rear Garden
- Study
- Underfloor Heating Throughout Downstairs With Radiators Upstairs
- Downstairs WC And Utility Room
- Principle Bedroom With Ensuite Shower Room
- Family Bathroom
- Detached Single Garage And Private Enclosed Rear Garden
- Village Location With Local Amenities



A delightful, four bedroom detached family home positioned within this exclusive development of just 4 luxury homes. Briefly comprising sitting room, study, utility, WC, breakfast dining kitchen. To the first floor four bedrooms, ensuite to principle bedroom and family bathroom. Private enclosed rear garden, off road parking and detached single garage.

#### 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.

#### SPECIFICATION

##### 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 full height glazing
- Lindab steel rainwater goods (gutters and down pipes) powder-coated in Anthracite Grey

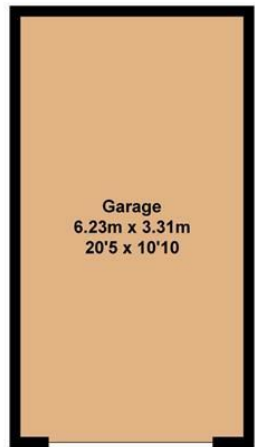
##### Heating, Plumbing & Electrics

- 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

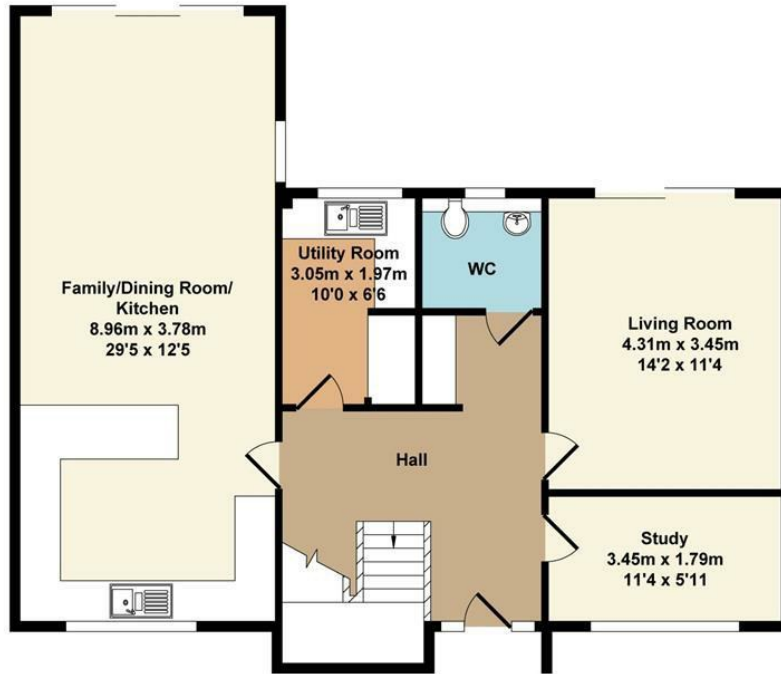


Plot 4, The Bowling Green, Fosse Way, Halford  
 Total Approx. Floor Area 184.80 Sq.M. (1990 Sq.Ft.)

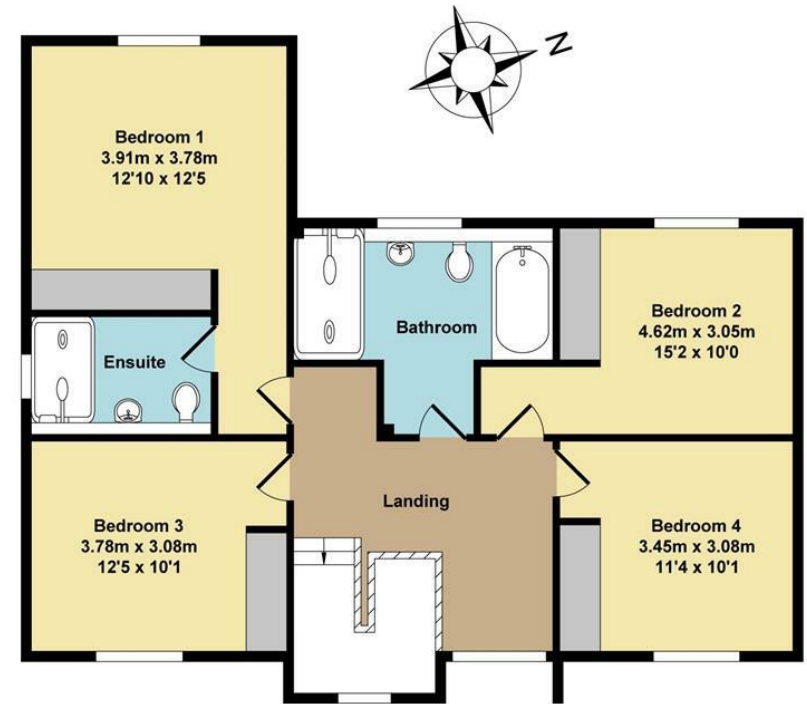
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.



Garage  
 Approx. Floor Area 20.60 Sq.M. (222 Sq.Ft.)



Ground Floor  
 Approx. Floor Area 82.10 Sq.M. (884 Sq.Ft.)



First Floor  
 Approx. Floor Area 82.10 Sq.M. (884 Sq.Ft.)





#### Fixtures and 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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