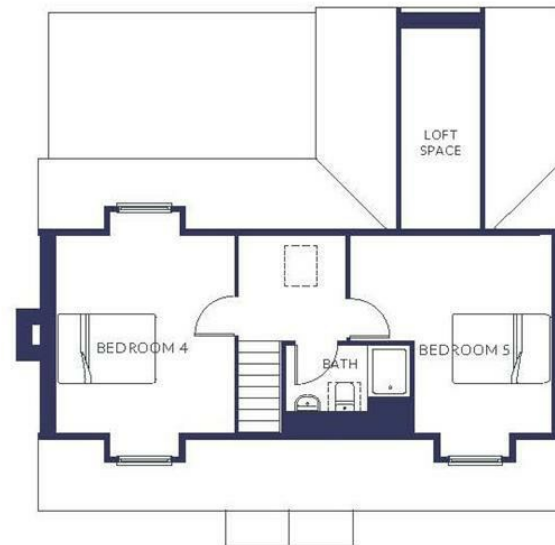


Peter Clarke  
New Homes



Plot 3, Spa Farm, Bishopton Lane, Bishopton, Stratford-Upon-Avon, CV37 9QY





- Executive Detached Family Home
- Five Bedrooms
- Off Road Parking
- Single Hardwood Car Port
- Delightful Corner Plot
- Easy Commuter Links
- Gas Central Heating
- Principle With Dressing Room and Ensuite
- Family Bathroom



£799,000

Ready to move into a 5 bedroom, 3 bathroom detached family home conveniently located for local amenities, schooling and commuter links. Off road parking, car port and enclosed rear garden.

#### STRATFORD UPON AVON

A prestigious location in the very heart of England. Stratford Upon Avon is a prosperous market town in the picturesque county of Warwickshire. Much sought after as a place to live due to its rich history, excellent schools and convenient travel links. Stratford simultaneously maintains its friendly local feel, whilst proudly welcoming visitors from across the globe.

#### SPECIFICATION

##### KITCHEN

- Individually designed Hacker concept slab style kitchens. Boasting impressive sized islands and utilities (5 beds only)
- Sleek Light Carrera quartz worktops with upstand and splashback
- Touch-control 5 zone induction hob and extractor hood
- Bosch integrated single oven (x2 in 5 beds only)
- Integrated dishwasher
- Integrated fridge freezer
- Circular LED under wall lighting to kitchens
- Stylish handles
- Int Recycling Bin

##### FLOORS/WALLS

- High quality wood effect flooring finish to hallway, kitchen WC/utility (4 beds only)
- Ceramic tiles to hallway/w/c/kitchen and dining area

(5 beds only)

- Dublin Heather Pearl carpet to lounge, stairs, landing and all bedrooms
- Porcelanosa floor and wall tiling to all bathrooms and ensuites
- Walls decorated throughout in the colour of Farrow and Ball Ammonite (alternative mix)
- Ceilings White emulsion paint
- Bathrooms Eggshell white
- Elegant skirting and architrave featured throughout, finished in Satin white

##### UTILITIES

- Utility rooms are in keeping with the kitchen design (where applicable)
- Washing machine and tumble dryer space provided (supply and plumbing of these items are not included)

##### HEATING

- Thermostatically controlled gas central heating throughout
- Underfloor heating to all plots (downstairs only)
- Radiators and towel rails throughout
- Log effect stoves to living rooms (5 beds only)

##### ELECTRIC & LIGHTING

- Multiple TV sockets In Living Room & Kitchen
- White electrical sockets and light switches throughout

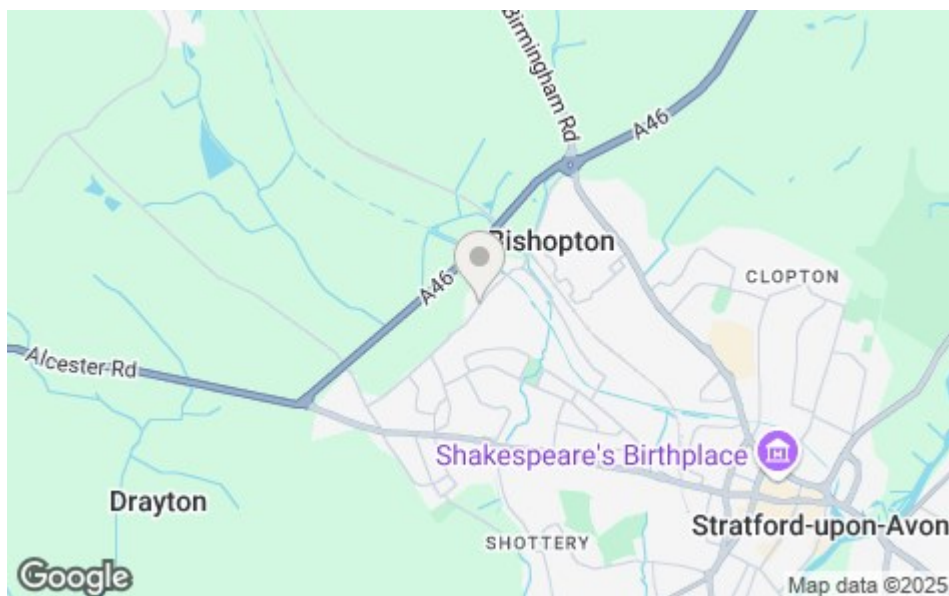












- External lighting featured for each individual property - front of house lighting, sensor lighting to garages, rear lighting to French doors
- Electric car charging point to each carport

#### BATHROOMS/EN SUITES & SHOWER ROOMS

- White contemporary sanitary ware
- Porcelanosa ceramic wall and floor tiles to all bathrooms, en suites, shower rooms and WC
- Shaver Sockets
- Chrome Towel rails to all bathrooms, en suites and shower rooms
- Shower system to all bathrooms, en suites and shower rooms

#### HOME ENTERTAINMENT

- Media installation to provide terrestrial TV, Sky TV and telephone/internet data points

#### WINDOWS & DOORS

- Anthracite uPVC windows
- High quality hardwood door and cylinder night latch
- Natural Oak Veneer internal doors with satin finish handles
- Anthracite French doors to kitchen and lounge
- Black Hardwood timber front door
- Stylish entrance canopy

#### SECURITY

- Turfed or seeded lawns and landscaped front gardens
- Single timber framed carports
- Tarmac private access roads
- Timber post and rail boundary fencing, close panel fences along with black estate fencing to some frontages.
- Black estate fencing to selected plots

#### EXTERIOR WALLS & ROOF DETAILS

- Traditional block and brick construction
- Exterior walls of Northcott Heritage Red Brick
- Roof is of grey cement slate tile



Disclaimer – Whilst Talbot Homes endeavour to provide all the listed specification above, we reserve the right to change and/or alter specifications which is a result of long lead times and or material supply chain delays, which might cause delay in construction. Talbot Homes will replace altered specification with an alternative to a changed specification.

#### GEN INFO

**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.

**SERVICES:** We have been advised by the vendor that mains water, gas, electric and drainage 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 not yet be assessed.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** TBC

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

**PLANNING APPLICAITON NUMBER** 22/01233/FUL

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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Peter Clarke

