

Peter Clarke  
New Homes



Plot 1, Spa Farm Bishopton Lane, Bishopton, Stratford-Upon-Avon, CV37 9QY

£595,000

- Delightful Detached House
- Four Double Bedrooms
- Open Plan Kitchen, Living, Dining
- Large Garden
- Single Car Barn
- Driveway Parking
- Available Now
- Small Development Of Just Seven Homes
- Gas Central Heating
- Flooring And Carpets Fitted Throughout



#### 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.

#### LOUNGE

dual aspect room overlooking the front and side garden.

#### KITCHEN/DINING/SITTING

dual aspect room with a range of wall and base mounted units, integrated appliances to include touch-control 5 zone induction hob and extractor hood, Bosch single oven, dishwasher, and fridge freezer. Ample space for dining with further seating area with French doors directly onto the garden.

#### WC

window to side, WC, vanity unit.

#### STORAGE CUPBOARD AND UNDERSTAIRS STORAGE

accessed directly from the hall there is a large, useful storage cupboard housing the fuse board providing ample space for storage. There is a further, understairs storage cupboard.

#### BEDROOM 1

dual aspect room and being located at the rear of the property.

#### ENSUITE SHOWER ROOM

featuring white suite comprising vanity wash hand basin, WC, enclosed shower with sliding doors, ceramic wall and floor tiles, shaver socket, chrome towel rail.

#### BEDROOM 2

window to side and rear.

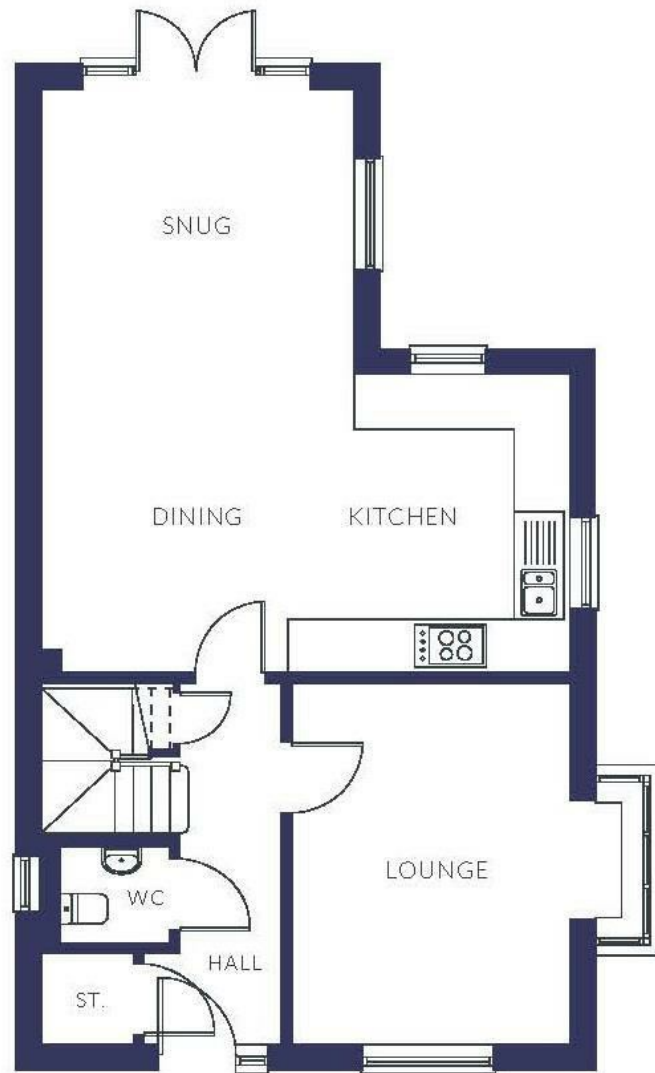
#### BEDROOM 3

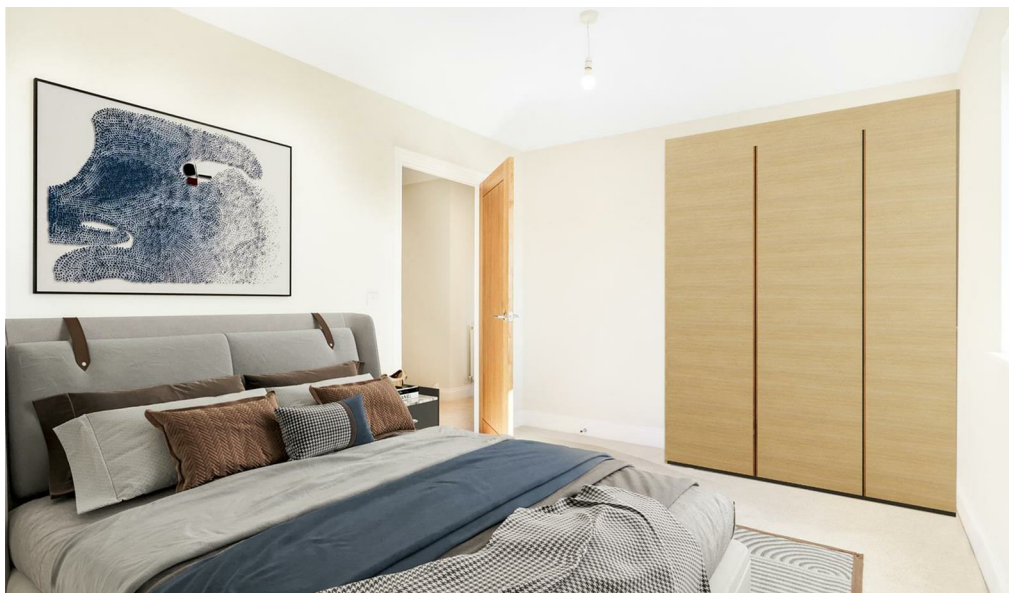
window to side and front.

#### BEDROOM 4/STUDY

window to front and side.







#### FAMILY BATHROOM

white suite comprising bath with shower over, low level WC and floating vanity sink unit, chrome towel rail, shaver socket, ceramic wall and floor tiling.

#### OUTSIDE

the property benefits from a large side and rear garden with patio area and laid with turf. Driveway parking and a single car barn with electric charging.

#### 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.

**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.

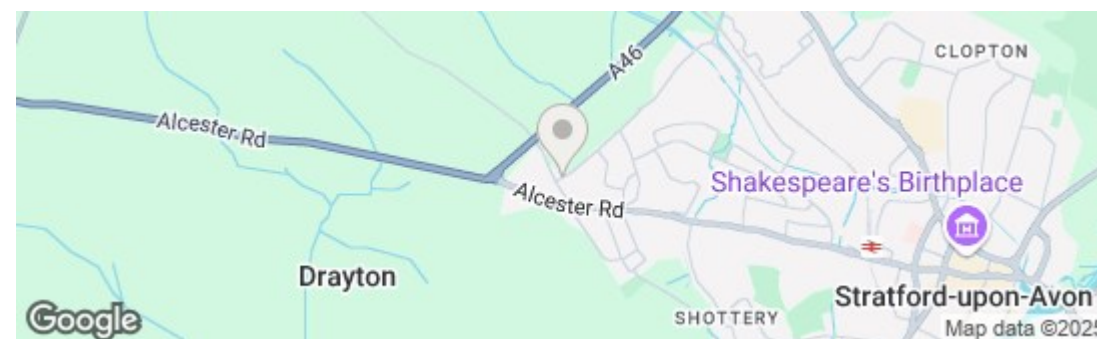
**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants, or restrictions etc. as may exist over same whether mentioned herein or not.

**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 APPLICATION NO:** 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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