



VAUGHANREYNOLDS
ESTATE AGENTS

Spirals, Friday Street
Pebworth, Stratford-upon-Avon, CV37 8XW



The Property

Nestled within a quiet backwater setting in the heart of Peabworth, a popular village betwixt the Warwickshire, Cotswolds and Worcestershire borders, this individually crafted home offers an alternative approach to the typical UK architecture and design, with the bedrooms occupying the ground floor and living space to the upper. Occupying a generous plot, extending to in excess of 0.25 acre, this detached home is being offered with no upward chain and in brief comprises;

An inviting reception hall houses a feature spiral staircase leading to the upper floor, tiled flooring continues throughout and there is a useful cloaks cupboard. There are three rear facing bedrooms, each with views and access to the delightful garden and the principal bathroom which is fitted with a bath, low level wc and pedestal wash hand basin.

To the first floor, the entire area is divided into two spaces and has wood flooring throughout. A generous lounge with dual aspect windows and walk out balcony serves as a relaxed seating area, with guest WC off and the dining kitchen is certainly the heart of this home. Being flooded with light through dual aspect windows, there is a select range of bespoke storage and ample space for a dining table and chairs, serving as the ideal social space to hosts guests whilst preparing meals.







Externally, the gardens provide a delightful leafy backdrop, with an expanse of lawn, interspersed with mature trees, shrubs and plants, helping to provide a real sense of seclusion. There is a generous garden studio with light and power, which is ideal for those with hobbies, or requiring workspace. To the front, a tarmac driveway provides ample parking and access to an oversize single garage.

The location

Pebworth is an attractive village situated approximately nine miles south west of Stratford-upon-Avon, on the borders of Warwickshire, Worcestershire and Gloucestershire. It is within easy reach of Evesham, which is approximately eight miles, Chipping Campden and the Cotswolds. The village offers a number of amenities including public transport services, a pub and church. For the sporting enthusiast there are golf courses at Broadway and Stratford upon Avon and racing at Stratford, Worcester, Cheltenham and Warwick.





1



3



1



0.25 acre(s)

GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

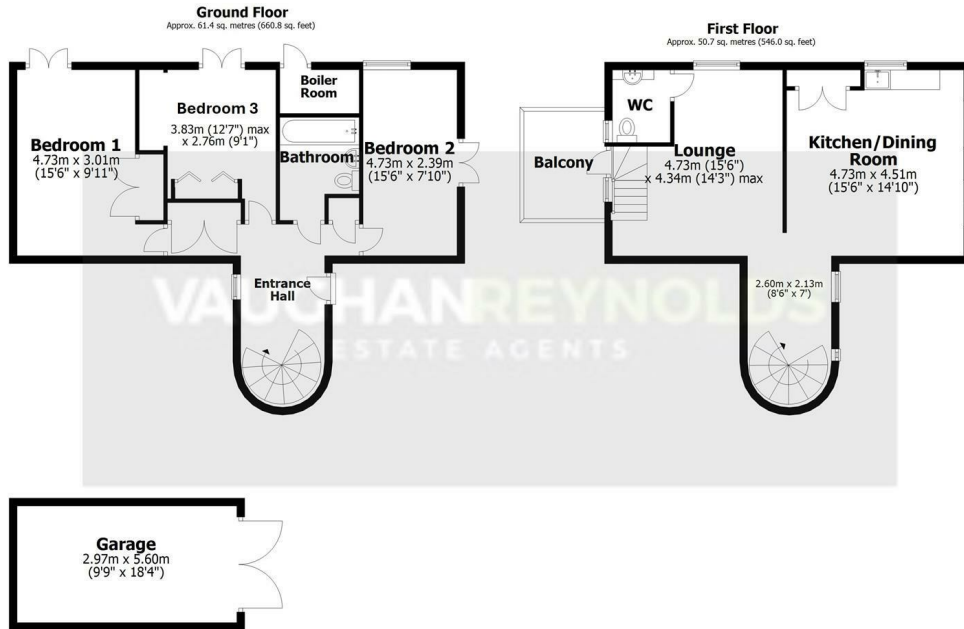
Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: Electricity, water and drainage are understood to be connected to the property. Heating is oil fired.

Local Authority: Wychavon, Council Tax Band F

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

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Total area: approx. 112.1 sq. metres (1206.7 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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