

# Parker Mercer Durnian

## Warwickshire

[www.parkermercerdurnian.co.uk](http://www.parkermercerdurnian.co.uk)



Peapod Cottage, 12 The Bank

Marlcliffe

Guide Price: £279,950

(01926 ) 499428

## Location



The charming riverside hamlet of Marcliff is located on the River Avon and comprises a delightful mixture of period properties surrounded by lovely walks and pathways. Marcliff affords easy access to Bidford on Avon, Stratford Upon Avon and Evesham with the villages of Welford and Cleeve Prior being close to hand.



**A light, spacious and well presented country cottage of immense charm and character located to the heart of this idyllic riverside hamlet affording easy access to Stratford, Bidford and the Cotswolds. The accommodation which retains much period integrity includes an entrance porch, living room with Aga multi fuel stove and Oak flooring, inner hall, new refitted bathroom, dining kitchen with quality John Lewis appliances, two double bedrooms to the first floor, occasional bedroom three/ hobbies room to the second floor, a pretty front garden and a secret and private garden half a minutes stroll away**

Peapod Cottage, 12 The Bank

Marcliffe

---

## **Ground Floor**

### **Entrance Hall**

Having a stable door to the front, quarry tiled floor and windows to either side.

**Living Room - 12'4"x 10'5"** Having an Aga multi fuel fitted stove set into handsome floor to ceiling brick chimney breast, radiator, television point, beams to ceiling, Oak flooring, window to the front and door to

### **Inner Hall**

Having a radiator, Oak flooring, beams to ceiling, stairs to the first floor and glazed (safety glass) double doors to

### **Dining Kitchen - 22'5" x 7'8"**

Being fitted with a variety of base and eye level units providing ample hardwood work top surfaces with tiled splash backs and under unit lighting, single sink and single drainer, integral double oven, full length integral fridge, integral washing machine, plumbing and space for an automatic washing machine, radiator, quarry tiled floor, spot lighting to ceiling, window to side, window to the front and stable door to the side.

### **Bathroom**

Having a white suite to provide a low level wc, pedestal wash hand basin, shaped panelled bath with shower over, beams to ceiling with spot lighting, under stairs cupboard housing freezer and tumble dryer, radiator and a window to the rear

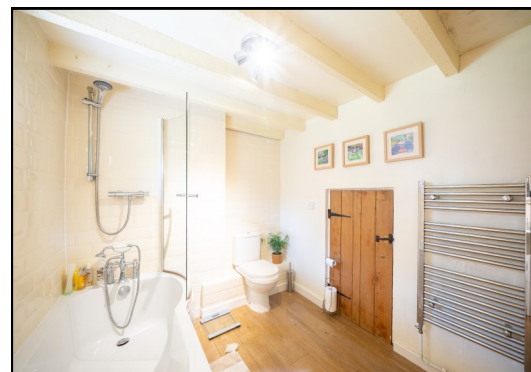
## **First Floor**

**Bedroom One - 12'3"x 10'6"** Having a range of fitted wardrobes providing ample hanging and drawer space, radiator and a window to the front with countryside views.

**Bedroom Two - 9'2" x 6'1"** Having a radiator, airing cupboard housing Worcester combination boiler, ladder staircase leading to second floor and a window to the front.

## **Second Floor**

**Occasional Bedroom/Hobbies Room - 12'3x 10"** Having exposed timbers, radiator and a velux window to the front



**Outside**

Peapod cottage benefits from a generous and private mainly lawned garden which is located approximately half a minutes walk from the cottage and features a timber shed and gravelled patio.

**General information**

**Tenure Freehold**

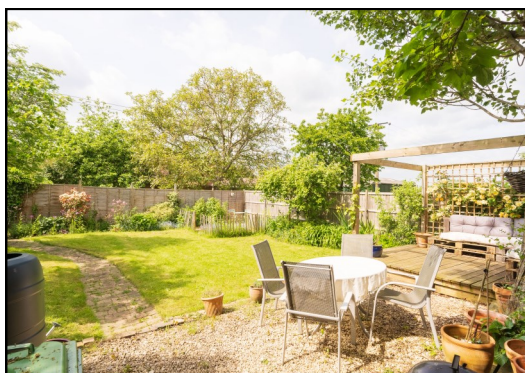
Services Electricity, gas, water and drainage are connected to the property.

Post Code B50 4NT

Council Tax Stratford District Council.

Possession Vacant possession will be given upon completion.

Viewing For further particulars and appointments to view, please contact the Warwick office on 01926 499428.



Parker, Mercer & Durnian for themselves and the vendors of this property whose agents they are giving notice that these particulars are not to be relied upon as a statement or representation of the fact and do not constitute any part of an offer or a contract. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each and any statements contained in these particulars. The vendors do not make or give and neither Parker Mercer & Durnian (nor any person in their employment) have authority to make any representation or warranty whatsoever in relation to the property.