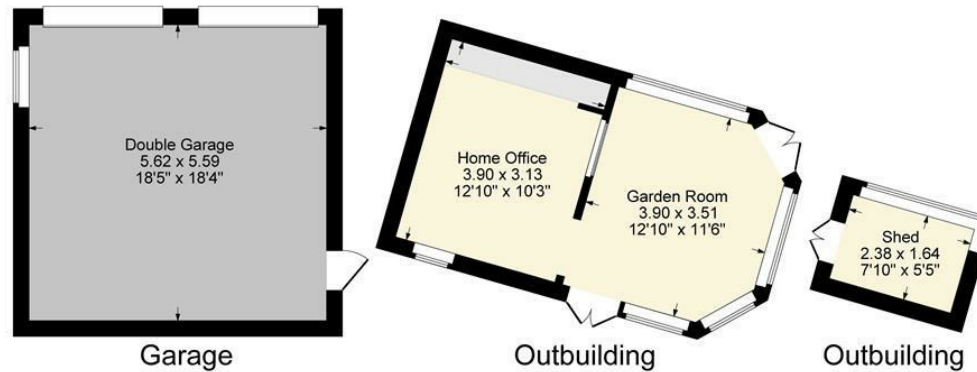


Peter Clarke



10 Village Street, Offchurch, Leamington Spa, Warwickshire, CV33 9AP

10 Village Street, Offchurch, Leamington Spa, CV33 9AP



Approximate Gross Internal Area
 Ground Floor = 105.77 sq m / 1139 sq ft
 First Floor = 91.38 sq m / 984 sq ft
 Garage = 31.41 sq m / 338 sq ft
 Outbuildings = 29.49 sq m / 317 sq ft
 Total Area = 258.05 sq m / 2778 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



- Sought after village centre location
- Approx. 0.28 acre plot with very attractive private gardens
- Approx. 2440 sq.ft. flexible accommodation
- Three reception rooms
- High quality refitted kitchen
- Four bedrooms, two bathrooms
- Ample parking and double garage
- Home office with garden room
- Former Post Office and located in a Conservation Area
- NO CHAIN



Guide Price £875,000

An exceptional four bedroom semi-detached character cottage providing high quality finish with approx. 2440 sq ft, on approx. 0.28 acre plot situated in the centre of this sought after pretty village. Flexible accommodation including three reception rooms, high quality refitted kitchen/breakfast room, four bedrooms, bathroom and en suite, home office with garden room, and double garage. NO CHAIN.

ACCOMMODATION

Door leads to

PORCH

with front door to:

HALL

having wood effect floor.

SITTING ROOM

with stone fireplace, coal effect gas fire, dual aspect.

HIGH QUALITY KITCHEN/BREAKFAST ROOM

with sink with taps over and cupboards beneath, granite drainer, range of cupboards with granite worktops having upturn, Range oven with five burner gas hob and filter hood over, built in dishwasher, pan drawers, downlighters, space for fridge freezer, central island with built in fridge, recycling drawer.

UTILITY

having sink with taps over and cupboards beneath, further cupboards and work surface, space and plumbing for washing machine and dryer, stable door. Access to Worcester gas heating boiler.

CLOAKROOM

with WC and wash basin with cupboards below.

Double doors lead from the Kitchen to:

DINING ROOM

with dual aspect.

SECOND SITTING ROOM

with fireplace having gas stove and exposed brick chimney, wood effect floor, understairs storage cupboard, bi-fold doors to garden.

FIRST FLOOR LANDING

BEDROOM ONE

with wood effect floor, double doors to storage cupboard.

EN SUITE

with WC, wash basin with cupboards below and shower cubicle. Downlighters, roof window, cupboards and surface.

BEDROOM TWO

with dual aspect, full length window with view of garden, downlighters, two double wardrobes.

BEDROOM THREE

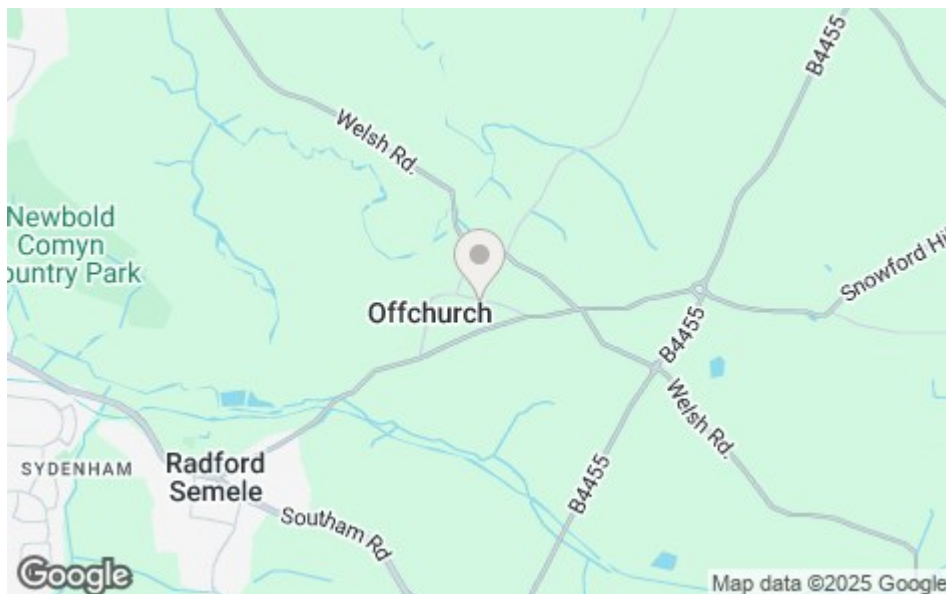
with original floorboards, vaulted ceiling with exposed beams, downlighters and dual aspect.

BEDROOM FOUR

with roof window.







LUXURY RE-FITTED BATHROOM

with WC, wash basin with drawers below, separate shower cubicle, roof window, chrome heated towel rail.

OUTSIDE

There is pedestrian and double five-bar gated vehicular access to driveway with tarmacadam drive.

DOUBLE DETACHED GARAGE

double detached garage with two up and over doors to front, power and light, pedestrian door to rear.

LAWNED FRONT GARDEN

with mature trees, hedging, patio to side with pergola and mature Wisteria.

REAR GARDEN

having patio to rear, steps rise to further patio with staged sleeper edged borders leading to large lawn with evergreen shrub and perennial planted borders. Vegetable beds, potting shed.

BRICK BUILT HOME OFFICE

(formerly stable) with fitted cupboards.

GARDEN ROOM

with french doors to two sides, further patio seating area.

GENERAL INFORMATION

TENURE: We are informed the property is Freehold, although we have not seen evidence. Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains gas, water, electricity and drainage connected to the property. However, this must be checked by your solicitor before exchange of contracts. Gas heating to radiators.

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 lie in Band F.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the Selling Agents.

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.





Multi-award winning offices
serving South Warwickshire & North Cotswolds

Myton Road, Leamington Spa, Warwickshire, CV31 3NY
Tel: 01926 429400 | leamington@peterclarke.co.uk | www.peterclarke.co.uk

Peter Clarke

