



Peter Clarke

Maple Tree Cottage, 11 Grange Road, Bidford-on-Avon, B50 4BY

Offers over £425,000

A very attractive and beautifully presented three bedroom stone built cottage providing spacious and flexible character accommodation, gardens with a range of seating areas, parking and located in an idyllic quiet and peaceful no through road location close to the Church and River Avon.



BIDFORD-ON-AVON is a self contained village situated at an equal distance between Stratford upon Avon and Evesham being approximately 7 miles respectively, on the banks of the River Avon. The village offers good local shopping and other facilities including an Infant & Junior School, medical centre and supermarket. In easy reach is the M40 (Birmingham to London) and M42. In addition, the Cotswolds are close at hand.

MAPLE TREE COTTAGE is believed to date back to the 16th Century and was originally two cottages.

ACCOMMODATION

STORM CANOPY leads via front door to:

HALL AREA with wood effect floor.

SHOWER ROOM with wc, wash basin and shower cubicle, tiled splashbacks.

OPEN PLAN KITCHEN/SITTING/DINING ROOM with stone fireplace housing open fire, with wood effect floor, stairs to first floor. **KITCHEN AREA** with Belfast style sink with cupboards beneath, further cupboards and wood block work surface, range oven with five ring gas hob with oven and grill below, stainless steel splashback and extractor fan over. Tiled splashbacks, space for fridge freezer, dishwasher, central island with granite worktop with cupboards beneath and basket drawers.

UTILITY with sink with extendable hose over, cupboards and work surface, built in washing machine, space for dryer, tiled splashbacks, fitted cupboard and large cloaks cupboard, sliding door to pantry cupboard with shelving.

DINING ROOM/RECEPTION ROOM with wood effect floor, sliding doors to **LIBRARY AREA** with shelving. Steps leading down to:

USEFUL CELLAR with radiator.

Stairs to:

BEDROOM THREE/STUDY with fitted bed base under eaves.

MAIN FIRST FLOOR LANDING

BEDROOM ONE with dual aspect, sliding door to fitted wardrobes.

BEDROOM TWO with fitted cupboards and fitted wardrobes.



REFITTED BATHROOM with roll top bath, separate shower with large shower tray and glass screen, wash basin with cupboards below, wc. Chrome heated towel rail, wood effect floor, tiled splashbacks.

OUTSIDE There is tarmac off road parking with steps rising and separate gated path leading to the private front gardens, which are both sides of the path with evergreen, shrub and perennial mature planted borders with mature trees. Paved terrace and shed. Wrought iron gated entrance to courtyard to the front of the property, which is paved with wall and planting.

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 are 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 D**

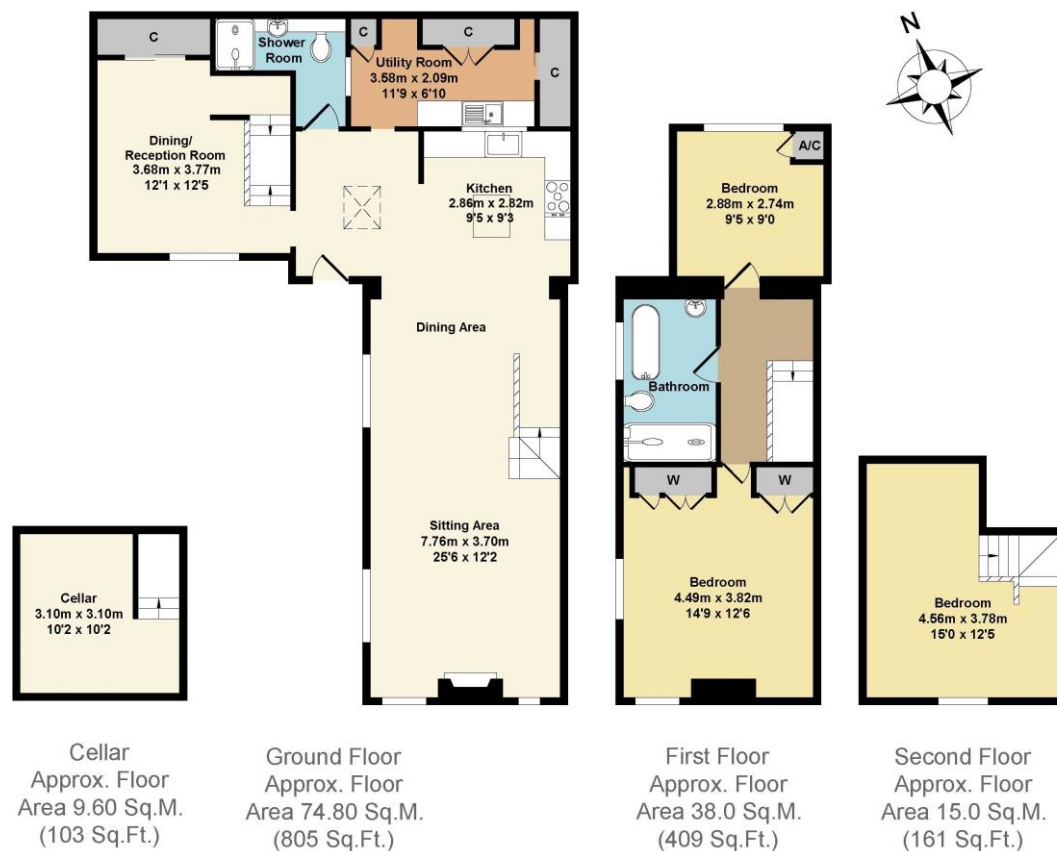
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: E. A full copy of the EPC is available at the office if required.

DIRECTIONS: Proceed out of Stratford town centre on the B439 Evesham Road. After approximately seven miles approach Bidford on Tower Hill. Take the first left turning into High Street, turn left into Icknield Street, bear left on to Grange Road and you will find the property on the left hand side.



Grange Road, Bidford on Avon, B50 4BY
Total Approx. Floor Area 137.40 Sq.M. (1478 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS



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