

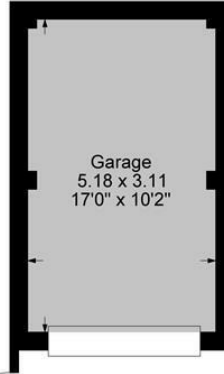
An aerial photograph of a large, two-story brick house with a grey tiled roof. The house features a prominent chimney on the right side and a central entrance with a small porch. The property is surrounded by lush green trees and a well-maintained lawn. In the background, a large green field and more trees are visible. A dark blue banner with white text is overlaid in the top right corner.

Peter Clarke

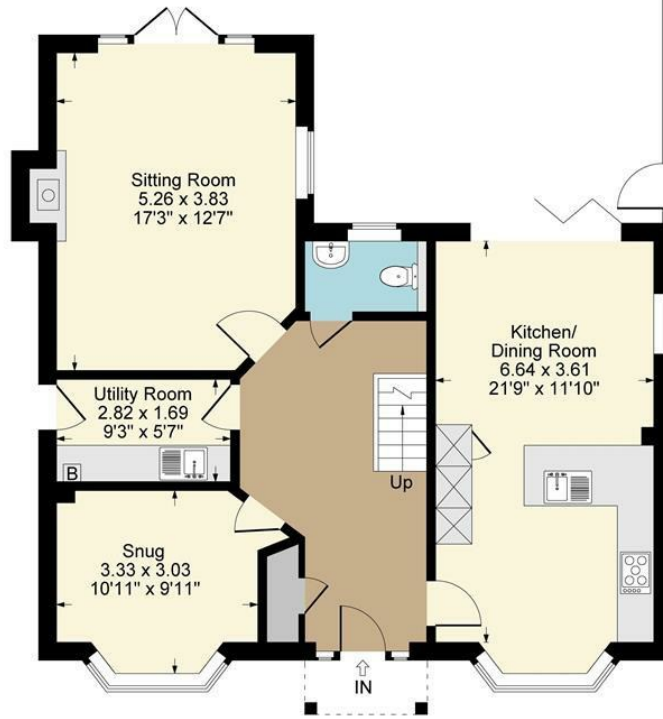
15 The Holt, Binton, Stratford-upon-Avon, CV37 9UE



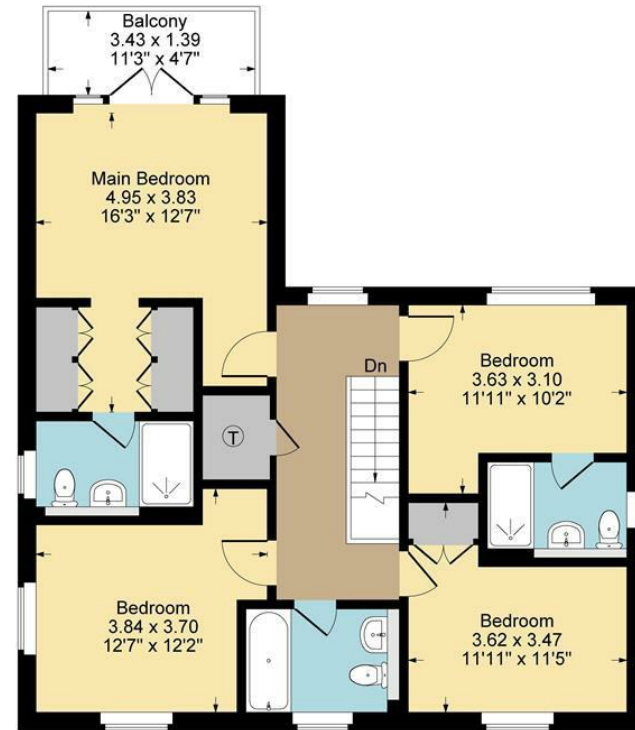
Approximate Gross Internal Area  
Ground Floor = 80.29 sq m / 864 sq ft  
First Floor = 78.16 sq m / 841 sq ft  
Garage = 16.11 sq m / 173 sq ft  
Total Area = 174.56 sq m / 1878 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.



Garage



Ground Floor



First Floor



- Outstanding elevated position and view
- Overlooking the River Avon
- Four bedrooms, three bathrooms, three reception rooms
- G.I.A. over 1,700 sq.ft. plus garage
- Further tandem parking for two cars including car port
- Fabulous balcony/verandah enjoying the view
- Excellent specification, valuable upgrades
- Beautiful presentation



£775,000

Situated in a desirable elevated position overlooking open pasture and the River Avon, a recent four bedroom, three bathroom detached residence. Completed in 2020 to The Duchy Derwent design, providing a high quality home of great specification with a number of valuable upgrades by the present owners. The view is made delightful with narrow boats and small river craft, sheep, geese and an ever-changing cast of wildlife. The property is beautifully presented by the current owners and has been maintained and improved to be "better than new". Internal features including underfloor heating downstairs and an advanced Dri Eco Heat ventilation system throughout. The Gross Internal Area extends to 1,705 sq.ft. plus the separate garage, in front of which is the newly installed high quality car port. There is tandem parking here for two cars.

### ACCOMMODATION

A canopy porch with front door to

### ENTRANCE HALL

with limed oak finished floor, stairs to first floor. Cloaks cupboard with electrical distribution board and providing useful coats and general storage.

### SNUG/OFFICE

### UTILITY/BOOT ROOM

with range of base and wall cupboard and drawer units, sink, space for washing machine, space for tumble dryer, continued flooring, Worcester LPG boiler. Door to side.

### CLOAKROOM

wc, wash hand basin to built in cupboard and attractive tiling.

### SITTING ROOM

French doors to rear terrace and enjoying superb views over the garden, pasture and the River Avon beyond. Fireplace including wood burning stove, continued flooring.

### KITCHEN/DINING ROOM

with tiled floor, range of base and wall cupboard and drawer units, silestone sink, induction hob, hood over, wine/bottle fridge, Siemens oven and separate Siemens grill/microwave combination with warming drawer under, integrated fridge and integrated freezer, ample space for dining table and chairs, bi-folding doors and an incredible view as before.

### FIRST FLOOR LANDING

hatch to roof space, airing cupboard with hot water tank.

### MAIN BEDROOM

French doors to BALCONY with frameless glass balustrade and a privacy panel screen, outstanding views over garden, pasture, River Avon and beyond.

### EN SUITE DRESSING ROOM

two banks of wardrobes affording plenty of storage, and off to

### EN SUITE SHOWER ROOM

wc, wash hand basin and shower, chrome towel rail.







### **BEDROOM TWO**

a good sized double room.

### **EN SUITE SHOWER ROOM**

wc, wash hand basin, shower and chrome towel rail.

### **BEDROOM THREE**

a double room, presently arranged as a twin.

### **BEDROOM FOUR**

a single room.

### **BATHROOM**

bath and shower over, wc, wash hand basin and chrome towel rail.

### **OUTSIDE**

There is an attractive deep foregarden which has been thoughtfully stocked. To the right hand side of the property there is double parking in tandem and an excellent car port.

### **SINGLE GARAGE**

with Garadoor up and over door to front, power and light, and eaves storage.

Both sides of the property are gated. The left hand side leads through to a side path with a log store, useful shed and raised vegetable bed. Bin storage area.

### **REAR GARDEN**

Mainly lawned with planted borders.

### **LOG CABIN/OFFICE/HOBBY WORKSHOP**

A great space, flexible in use.



## NOTE

There is an annual payment to Avonview Management Ltd in respect of grass cutting, gates, lighting, road and the sewer tank and pump, of approx £400 to £500 per annum. This should be checked by your solicitor before exchange of contracts.

## 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 electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. LPG heating to radiators. Underfloor heating to ground floor.

**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.

**AGENTS NOTE:** The property benefits from the residue of a ten year NHBC guarantee.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band G.

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

**VIEWING:** By Prior Appointment with the selling agent.

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.



# Peter Clarke



Multi-award winning offices  
serving South Warwickshire & North Cotswolds

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