

Peter Clarke



4 The Brickall, Long Marston, Stratford-upon-Avon, CV37 8QL

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Approximate Gross Internal Area
 191.8 sq m / 2064 sq ft
 Annexe Building = 23.2 sq m / 250 sq ft
 Total = 215.0 sq m / 2314 sq ft

Illustration for identification purposes only,
 measurements are approximate, not to scale.



- Recently upgraded
- Superb open plan kitchen/family room with island, atrium and bi-fold doors
- Two further reception rooms, study area, utility
- Main bedroom suite with dressing area, Juliet balcony and en suite
- Second floor bedroom and bathroom, two further bedrooms and family bathroom
- Superb ANNEXE and good sized garden adjoining FIELDS TO THE REAR, southerly aspect
- Ample parking
- NO CHAIN



£675,000

A substantial four/five bedroom detached residence with superb open plan kitchen/family room with island and bi-fold doors. Fully self contained ANNEXE, main bedroom suite with dressing area and Juliet balcony, good sized garden with views over fields and with southerly aspect. Pleasant village location approximately five miles from Stratford upon Avon. NO CHAIN.

ACCOMMODATION

A front door leads to

ENTRANCE HALL/STUDY AREA

with under stairs storage cupboard.

CLOAKROOM

with wc and wash basin, heated towel rail.

SITTING ROOM

with two windows to front, feature fireplace and double doors to

DINING ROOM

with French doors to rear. Opening to

LARGE KITCHEN/FAMILY ROOM

with bi-fold doors to garden, atrium, and fitted with a range of high quality cupboards with quartz work surface, double Belfast sink, five ring Neff induction hob and filter hood, two separate ovens, dishwasher and dual temperature wine cooler, space for fridge and freezer, central island with large breakfast bar and sink. Quality larder cupboard with shelving, newly fitted oak floor.

UTILITY ROOM

with fitted cupboards and work surface, space for washing machine, sandstone tiled floor.

FIRST FLOOR LANDING

airing cupboard with pressurised water system.

MAIN BEDROOM

created from two bedrooms. Juliet balcony with views towards Meon Hill, range of fitted wardrobes.

UPGRADED EN SUITE SHOWER ROOM

with shower cubicle, rainfall shower head, wash basin, wc, heated towel rail and tiled walls and floor.

BEDROOM TWO

with window to rear

BEDROOM THREE

FAMILY SHOWER ROOM

walk in shower cubicle, rainfall shower head, wash basin, wc, heated towel rail, tiled walls and floor.

Stairs rise to







SECOND FLOOR LANDING

with under eaves storage.

BEDROOM FOUR

with two velux roof windows to rear, vaulted ceiling, eaves storage.

SHOWER/DRESSING ROOM

with two roof windows, bath, wc, wash basin, shower cubicle and bespoke fitted cupboards.

OUTSIDE

To the front there is a gravelled drive and lawned front garden.

ANNEXE

with door to side, French doors to rear. Kitchen area with cupboards, work surface, hob, oven and sink. Shower room with wc, wash basin and shower, heated mirror. Converted from double garage with two garage doors to front (not in use).

REAR GARDEN

with large ceramic paved patio seating area with covered pergola, lawn, large timber outhouse/garden shed with power, external sockets to front and rear. Post and rail fencing adjoining farmland to the rear, with views.

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.



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: C for the house and E for the annexe. 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



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