

Peter Clarke



38 Oldborough Drive, Loxley, Warwick, Warwickshire, CV35 9HQ

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Approximate Gross Internal Area
Ground Floor = 157.50 sq m / 1695 sq ft
First Floor = 160.92 sq m / 1732 sq ft
Garage = 39.42 sq m / 424 sq ft
Total Area = 357.84 sq m / 3851 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



- High quality build by Chase Homes
- High ceilings to ground floor
- Concrete first floor
- 3,851 sq.ft. including garage
- Very well-planned accommodation
- 38' entertaining family kitchen
- Beautifully upgraded
- Views of fields to rear
- Private estate
- Around 3 miles from Stratford town centre



Guide Price £995,000

Providing 3,851 sq.ft. (inc garage) of beautifully presented accommodation and decorated with stylish muted tones is this deceptive five-bedroom, three-bathroom, handsome detached residence situated on a private estate. Highly quality build to include high ceilings to ground floor, concrete first floor and many upgrades by the current owners. Well planned lay out with great flow and outstanding 38' kitchen/family/entertaining room with fireplace, three further reception rooms, private gardens with southerly aspect and views over fields to rear.

OLDBOROUGH DRIVE

Oldborough Drive consists of a range of residences built approximately 22 years ago by Chase Homes to a very high standard which require viewing to be fully appreciated.

ACCOMMODATION

Double doors lead to

LARGE RECEPTION HALL

with terracotta tiled floor, feature cornice, stairs rising to first floor.

CLOAKROOM

With suspended wc and wash basin, terracotta tiled floor.

DINING ROOM

With oak floors, square bay window to front, feature cornice.

DRAWING ROOM

With square bay window to rear and French doors with window shutters, brick fireplace suitable for open fires, oak floor, feature cornice, door to

FAMILY ROOM/ENTERTAINING KITCHEN

With stone fireplace suitable for open fires, oak floor,

French doors with window shutters to rear garden. This opens to the dining/kitchen area with feature slate wall with large walnut mirror. French doors to side with window shutters and oak floor. Ceramic sink with extendable hose, range oven with seven burners and hot plates, two ovens below, filter hood over. Pan drawers and wine cooler with work surface, further cupboards.

UTILITY

With single bowl sink with taps over and cupboards beneath. Space and plumbing for washing machine, American fridge freezer, oak floor.

STUDY/GROUND FLOOR BEDROOM

With BB Italia fitted desk with shelving and sliding doors, feature cornice.

FIRST FLOOR LANDING

Which has a seating/reading area with access to roof space, airing cupboard with hot water cylinder.

PRINCIPAL BEDROOM

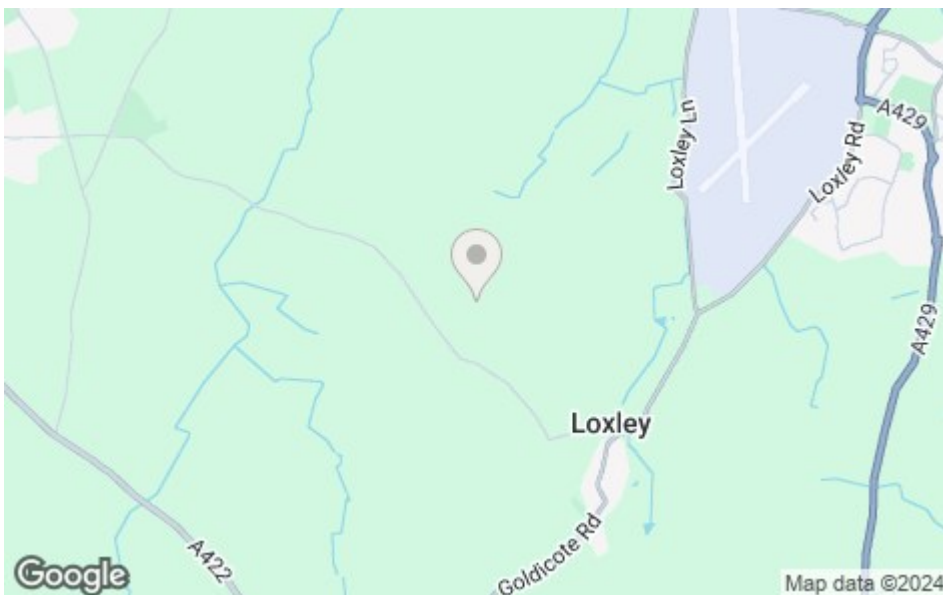
With double doors to balcony with views over farm land, two walk in wardrobes

EN SUITE

With wash basin and wc, shower to be fitted and tiled







BEDROOM TWO

With walk in wardrobes

EN SUITE

With wc, wash basin and large shower cubicle, curved screen, rainfall shower head, part wood panelling to walls.

BEDROOM THREE

With built in wardrobes.

BEDROOM FOUR

With double doors to built in wardrobes.

BEDROOM FIVE

LUXURY RE-FITTED BATHROOM

With double ended jacuzzi bath with shower attachment, shower with rainfall shower head, soakaway and large screen, tiled floor, feature stone wall, stone floor, wc and wash basin on raised plinth.

OUTSIDE

There is stone gravel parking, lawn with mature planting, silver birches, (space to create further parking if required). Gated access leading to wide side path/patio leading to the rear of the property where there is a full width patio to the rear, lawn, planted borders, garden has a southerly aspect and is enclosed by wood fencing hedging and wall.

DOUBLE GARAGE

With two electric doors to front, power and light. Gas heating boiler.



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, gas, electric, water and drainage are connected to the property. However this should 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.

AGENTS NOTE: We have been advised by the vendor that there is a current maintenance charge of £450 per annum for the maintenance of the communal areas. This must checked by your solicitors before exchange of contracts.

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

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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