



Peter Clarke

Batsford, 11 Willicote Pastures, Campden Road, Clifford Chambers, Stratford-upon-Avon, CV37 8LN



- Ideal investment opportunity
- Two bedroom holiday cottage or second home
- Open plan kitchen/dining/sitting room
- Open aspect with courtyard gardens to front and rear
- Allocated parking space plus further visitor parking spaces



Asking Price £170,000

An excellent opportunity to purchase this two bedroom character cottage with open plan ground floor accommodation including an updated kitchen and an allocated parking space nearby. Located within a small development of holiday lettings and second homes in a countryside setting with delightful views.

#### ACCOMMODATION

Entrance hall with stairs to first floor. Open plan kitchen/dining/sitting room - kitchen updated in 2021 with a range of matching wall and base units, work surface over incorporating stainless steel sink with drainer and four ring electric hob, understairs storage cupboard.

First floor landing with loft hatch. Double bedroom with two velux windows to front, fitted double wardrobe. Second double bedroom with window to rear, fitted double wardrobe and further over-stairs cupboard housing pressurised water tank. Bathroom having bath with shower over, pedestal wash hand basin, wc, electric towel rail, part tiled walls, tiled floor.

Outside to the front is a brick paved courtyard seating area. To the rear is a patio seating area, both overlooking communal grounds. To the rear of the development is an allocated parking space and visitors parking space, communal bin sheds.

#### GENERAL INFORMATION

**TENURE:** The property is freehold. There is a Deed of Covenant obligating vendors to pay a service charge of £1,122.62 per annum towards communal areas. This should be checked by your solicitor before exchange of contracts.

**RESTRICTION ON TITLE:** We are informed there is a restriction on the properties to only be used as second homes or for holiday letting purposes and not as a primary residence.

**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. Electric heating.

**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 C.

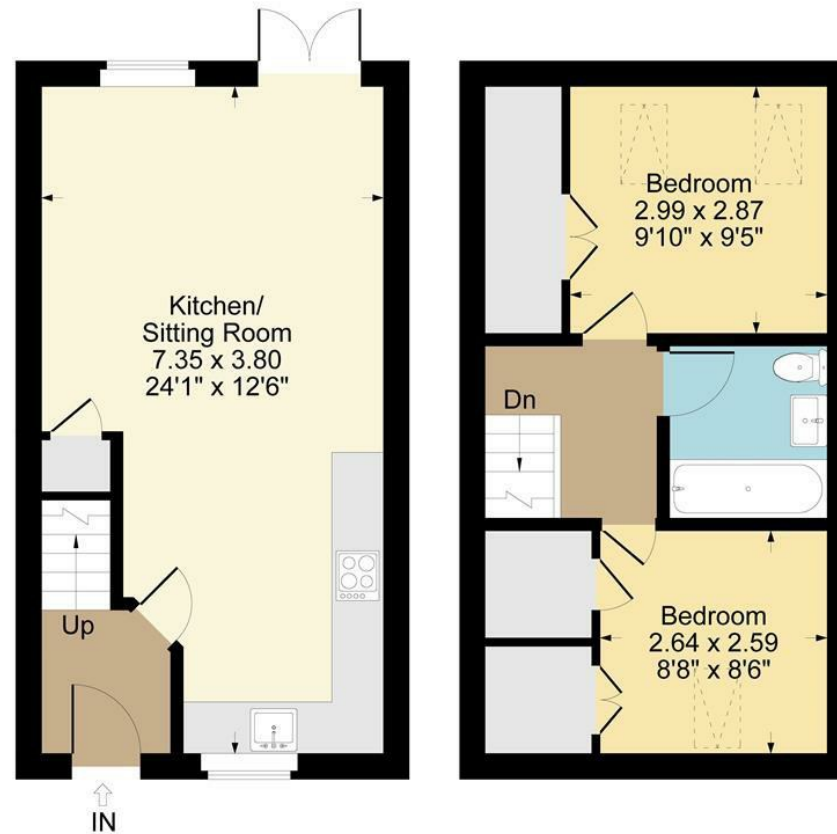
**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** D. A full copy of the EPC is available at the office if required.

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





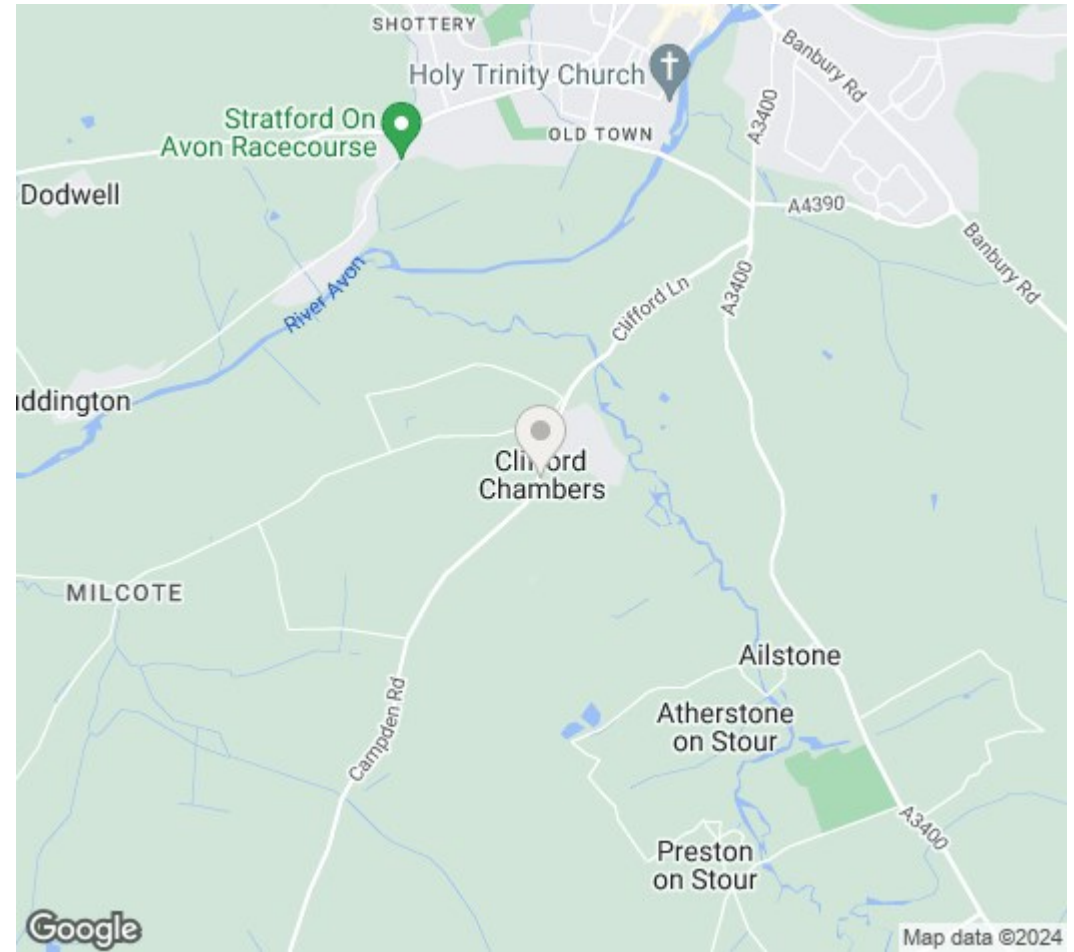
## 11 Willicote Pastures, Clifford Chambers



Approximate Gross Internal Area = 67.77 sq m / 665 sq ft

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





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.

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