

Peter Clarke



Cranford, 36 Luddington Road, Stratford-upon-Avon, CV37 9SF

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Approximate Gross Internal Area
 Ground Floor = 183.77 sq m / 1978 sq ft
 First Floor = 119.14 sq m / 1282 sq ft
 Garage = 28.70 sq m / 309 sq ft
 Outbuilding = 10.26 sq m / 110 sq ft
 Total Area = 341.87 sq m / 3679 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



- Detached 4 bed/5 bath/shower residence
- Superb established and mature private gardens
- Overall plot 0.47 acre
- G.I.A. house over 3,200 sq.ft. exc garage
- Stylish well appointed and comfortable home
- Flexible use of rooms and excellent flow
- Charming Sherpherds Hut "Juliet" offering valuable passive income



£1,375,000

A superbly located extended, substantial and much improved detached four bedroom stylish residence with five bath/shower rooms, G.I.A. over 3,200 sq.ft. (exc garage) on an excellent plot of 0.47 acres. Modern looks and an established setting provide the best of both worlds for very comfortable family living. The house flows well and is great for entertaining. Within the mature attractive grounds the property benefits from an established shepherds hut called "Juliet", located in a tucked away corner, providing valuable passive income. An excellent property ready to be sold.

Approached off the road behind walled and gated access a block paved driveway leads up to the garage and parking including parking for Juliet. Rendered and timber clad elevations and with a pitched tiled roof, the property has been extended over the years to provide an attractive and spacious home.

ACCOMMODATION

ENTRANCE HALL

with stairs to first floor, oak finish flooring, under stairs

SNUG

fitted shelves.

SITTING ROOM

double doors to entrance, continued flooring, impressive suspended open fire, fitted shelves, two pairs of French doors to side terrace and rear.

DINING ROOM

with continued floor, French doors to rear terrace.

HALLWAY

with door to rear.

SHOWER ROOM

with wc, wash hand basin and enclosed shower.

Off the dining room is the

EXCELLENT KITCHEN/BREAKFAST AND FAMILY ROOM

large central island unit with granite top, six ring Smeg stainless steel cooker with stainless steel hood, breakfast bar, contrasting oak finish and painted cupboard units, contrasting surfaces, space for dishwasher, Belfast sink, bin cupboard, pan drawers, larder cupboard, sufficient space for American style fridge freezer. Stone floor and left open to the

FAMILY ROOM

including sitting and entertaining space, two pairs of French doors to side and rear.

CLOAKROOM

with units matching the kitchen, airing cupboard with Viessmann boiler and hot water tank.

LIBRARY/GARDEN ROOM

impressive vaulted ceiling, French doors, fitted shelves, exposed beams.

UTILITY/LAUNDRY AND SHOWER ROOM

linen cupboard, base cupboard and Belfast sink, space for washing machine, space for fridge freezer, wc, shower, skylight, continued floor.

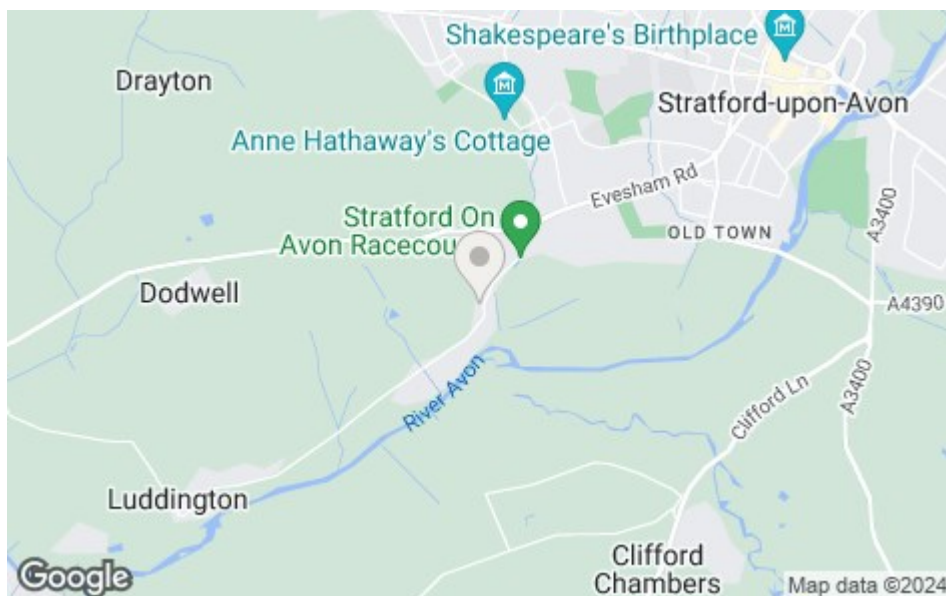
Leading off is the

GARAGE

sectional up and over door, wall cupboards and power and light. Pull down folding ladder to attic.







FIRST FLOOR

STUDY LANDING

super view to rear.

MAIN BEDROOM

vaulted ceiling, walk in wardrobes and French doors to BALCONY.

DRESSING ROOM

built in furniture.

EN SUITE BATH AND SHOWER ROOM

with tub, twin wash hand basins on stand, over sized shower, wc.

GUEST BEDROOM

an excellent double room.

EN SUITE DRESSING/NURSERY

EN SUITE BATHROOM

bath, wc, wash hand basin.

BEDROOM THREE

a good double room.

SHOWER ROOM

wc, wash hand basin, over sized shower.

BEDROOM FOUR

another good double.

OUTSIDE

From the walled and gated access at the front of the property, a brick paved driveway and turning area leads up to the garage with electric charging station and the steps to the front door. To the front left hand corner of the property, a shepherds hut called Juliet is located.

JULIET

The beautiful shepherds' hut being timber clad, double glazed, French doors and windows, very well appointed internally providing convertable sitting room to bedroom, a charming kitchen including sink, oven and hob. All fittings to trade are included in the sale. Outside the shepherds hut, a superb mutually private sitting area surrounded by woodland and creating a lovely setting.

Continuing on the left hand side of the property via a gated entrance is a side terrace, cold water tap, loggia with decked and paved terrace beyond with a covered sitting area under the balcony, external lights. The mainly lawned but mature and established gardens complement the property very well and enjoy a good level of privacy. Towards the "secondary" area of the garden, a pathway leads up to the raised beds with further lawns and trees.

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, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central 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 E.

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.

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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