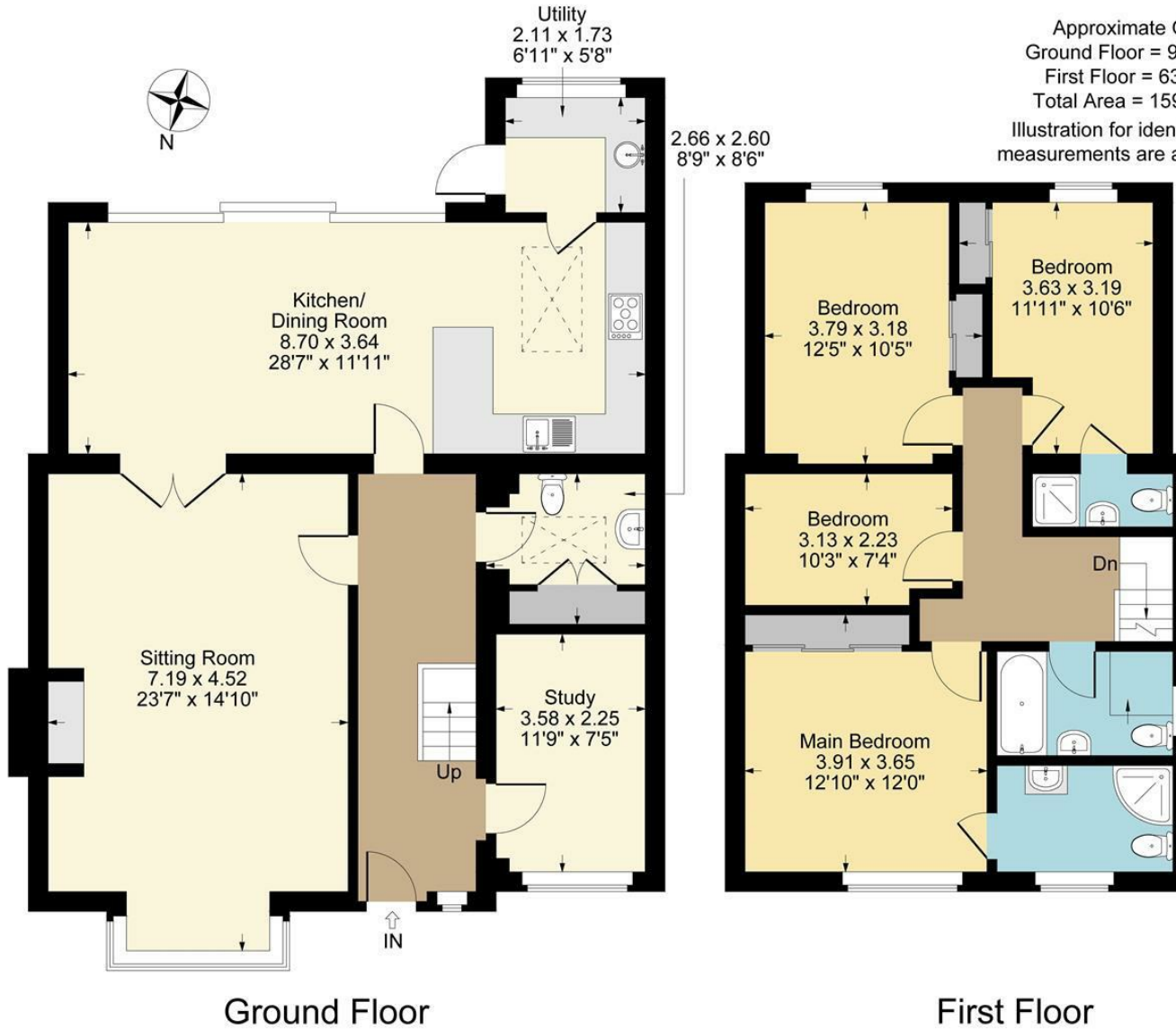


Peter Clarke



Shenstone House, 56 Evesham Road, Stratford-upon-Avon, Warwickshire, CV37 9BA

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Approximate Gross Internal Area
 Ground Floor = 96.10 sq m / 1034 sq ft
 First Floor = 63.50 sq m / 684 sq ft
 Total Area = 159.60 sq m / 1718 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



- A very spacious, extended and re-modelled detached residence
- Four bedrooms, three bathrooms and three reception rooms
- Substantial redevelopment in 2014
- Good sized rear gardens with a good degree of privacy
- Catchment area of Stratford upon Avon Primary School



£625,000

A very spacious, extended and re-modelled detached four bedroom residence on the sought after Evesham Road, with three bathrooms and three reception rooms. Of note is the exceptional family kitchen and dining room which spans the full width of the rear of the property, served by a useful utility room. The property underwent substantial redevelopment in 2014 and is very well appointed. Set back off the road behind parking and driveway, the property has a good garden to the rear and sits within the catchment area for Stratford upon Avon Primary School.

ACCOMMODATION

A front door leads to

ENTRANCE HALL

with stairs to first floor, oak finish floor.

STUDY

window to front.

CLOAKROOM

with wc, wash hand basin and storage cupboards, chrome towel rail.

SITTING ROOM

bay window to front, interconnecting door to kitchen/dining room.

KITCHEN/DINING ROOM

with modern kitchen units and working surfaces, stainless steel stove and hood, large Belfast sink, Neff integrated dishwasher, space for American style fridge freezer, roof light and left open plan to dining area with sliding patio doors to the rear garden.

UTILITY ROOM

door to rear, matching base base cupboard units and space for appliances. Single stainless steel circular sink.

FIRST FLOOR LANDING

PRINCIPAL BEDROOM

with wardrobes.

EN SUITE SHOWER ROOM

quadrant shower, wc and wash hand basin to built in cupboard.

BEDROOM TWO

window to rear and wardrobes.

EN SUITE SHOWER ROOM

wc, wash hand basin and shower.

BATHROOM

wc, wash hand basin and bath, shower over.

BEDROOM THREE

window to rear, wardrobes.

BEDROOM FOUR

window to side.

OUTSIDE

FOREGARDEN

Approached off Evesham Road to a foregarden laid to parking. Side access with lean to shed providing useful storage.







REAR GARDEN

Terrace adjoining the rear, lawned gardens beyond, a good degree of privacy enjoyed through mature tree and hedges.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. 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. The central heating boiler and hot water tank are located in the loft (not inspected).

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: 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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