

Peter Clarke



Solamo Long Marston Road, Welford on Avon, Stratford-upon-Avon, CV37 8EG

Solamo, Welford-on-Avon



Approximate Gross Internal Area
 Ground Floor = 89.97 sq m / 968 sq ft
 First Floor = 80.64 sq m / 868 sq ft
 Garage = 37.38 sq m / 402 sq ft
 Total Area = 207.99 sq m / 2238 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



First Floor



Garage

Ground Floor



- Detached four bed residence
- Around one third acre plot (0.32)
- Standing back from the road
- Great potential
- Well located and desirable village
- Excellent local schooling
- Attached double garage



Offers Over £750,000

In the highly desirable village of Welford on Avon on around a one-third acre plot (0.32), a four bedroom detached brick and tiled residence with an attached double garage. With a gross internal area of 1,836 sq.ft. excluding the garage of 402 sq.ft. The property has been maintained by the present owner, but now offers opportunity for modernisation and re-modelling. Standing off the road behind a deep, lawned foregarden with access leading round to the rear on both sides. Conveniently situated for the beautiful towns of Chipping Campden and Stratford upon Avon, the property also has the local amenities of the village shop and three pubs. The property presents a great opportunity for buyers seeking a superb village home.

ACCOMMODATION

Loggia porch with door to

ENTRANCE HALL

stairs to first floor.

GROUND FLOOR SHOWER ROOM

SITTING ROOM

with inglenook fireplace, inset gas fired wood burning style stove, exposed beams.

FAMILY KITCHEN AND BREAKFAST ROOM

having plenty of space for family table and chairs, range of pine base, wall, cupboard and drawer units, peninsular breakfast bar, sink and space for appliances.

DINING ROOM

with fitted cupboards, door to kitchen, shelved cupboards.

FIRST FLOOR LANDING

hatch to roof space, airing cupboard

FOUR DOUBLE BEDROOMS

ONE BATHROOM

OUTSIDE

There is gated access to the right hand side of the property from the previously mentioned foregarden. Terrace immediately adjoins the rear of the property. The rear gardens are mainly lawned and present as a wide plot. There is an external oil tank, LPG bottles for the gas fired stove in the sitting room. Part of the plot is internally fenced to provide a right of way for the two properties located at the rear. The driveway is within the curtilage of Solamo, but a right of way is granted over this driveway.







DOUBLE GARAGE

with twin up and over doors to front, windows and door to rear. Located off the kitchen.

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, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Oil 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 G.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: E. 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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