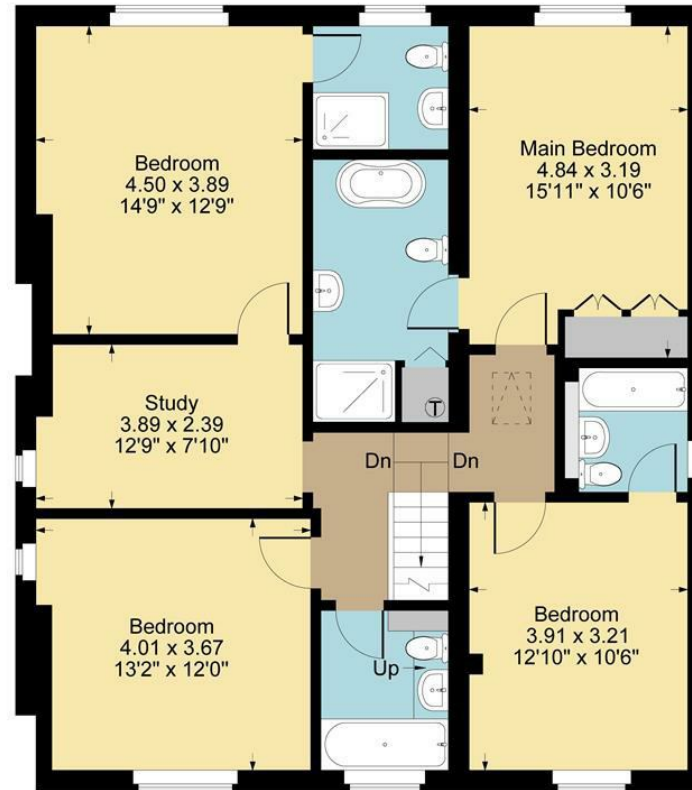
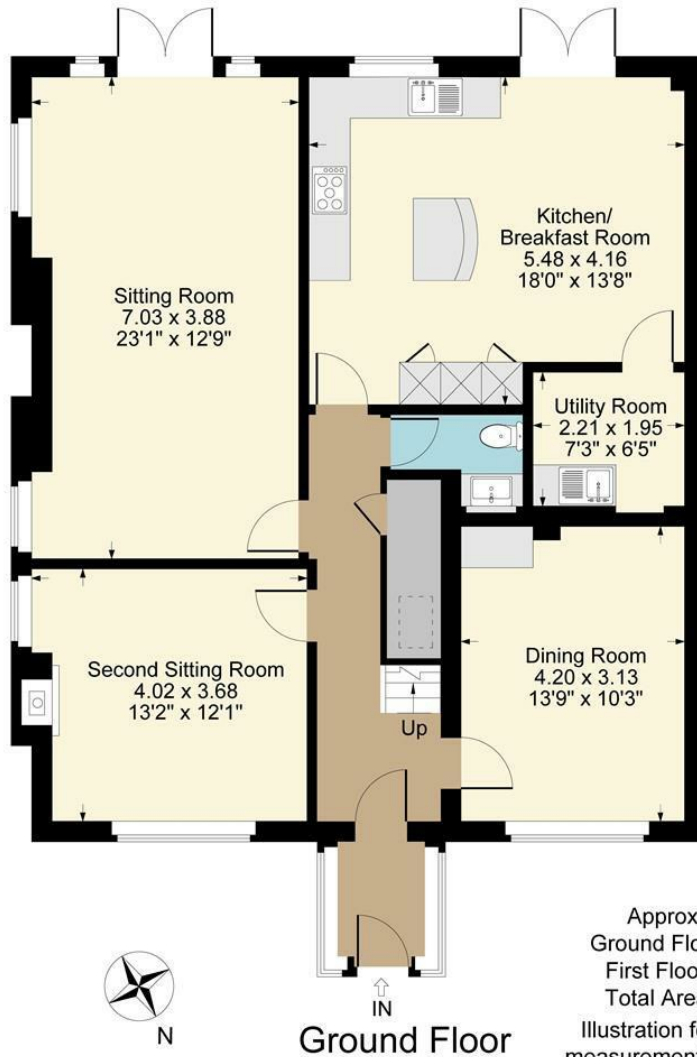


Peter Clarke



50 Banbury Road, Stratford-upon-Avon, CV37 7HY

50 Banbury Road, Stratford-upon-Avon



Approximate Gross Internal Area  
 Ground Floor = 104.52 sq m / 1125 sq ft  
 First Floor = 102.01 sq m / 1098 sq ft  
 Total Area = 206.53 sq m / 2223 sq ft

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



- Very well presented and very deceptive
- 2,223 sq.ft. accommodation
- Close walking distance to town centre
- South of the River Avon
- Stunning private, large south facing rear garden
- Four reception rooms, four double bedrooms and four bathrooms
- Ample parking



£950,000

An attractive mature detached residence located within close walking distance of the town centre, south of the river, providing 2,223 sq.ft. of beautifully presented accommodation including four reception rooms, four double bedrooms and four bathrooms. Ample parking and very attractive private, large south facing rear garden.

#### ACCOMMODATION

An oak framed porch with tiled floor leads via a front door to

#### ENTRANCE HALL

with under stairs storage cupboard.

#### CLOAKROOM

with wc, wash basin and tiled floor.

#### SITTING ROOM

dual aspect with French doors to rear.

#### FRONT SITTING ROOM

dual aspect, with wood burning stove, fireplace surround.

#### DINING ROOM

with fitted cupboards and shelving.

#### KITCHEN/FAMILY ROOM

with range of cupboards and granite work surface with upturn, sink, pan drawers, large range oven with five ring gas hob, built in dishwasher, two built in fridges, Miele microwave, island with granite work surface, downlighters, stone floor, French doors to garden terrace.

#### UTILITY

with cupboards and work surface, sink, space and plumbing for washing machine and dryer, space for freezer, gas heating boiler.

#### FIRST FLOOR LANDING

with access to boarded loft space, with light, ladder and window.

#### BEDROOM ONE

Juliet balcony with window shutters and double doors, fitted wardrobes.

#### LARGE LUXURY BATHROOM

roll top bath with telephone style shower attachment, wc, wash basin, large shower cubicle, rainfall shower head and shower attachment, two heated towel rails, airing cupboard.

#### LANDING/STUDY AREA

#### BEDROOM TWO

#### REFITTED EN SUITE

with wc, wash basin and shower cubicle with contemporary grey tiling, rainfall shower head and shower attachment.

#### BEDROOM THREE







### **EN SUITE BATHROOM**

with wc, wash basin and bath with shower over, telephone style shower attachment, wall mirror.

### **BEDROOM FOUR**

dual aspect.

### **BATHROOM**

with wc, wash basin and bath.

### **OUTSIDE**

The property is set back from the road with block paved driveway for several vehicles. Attractive perennial evergreen and shrub planted borders with gated access to side.

### **REAR GARDEN**

The garden consists of four areas. There is a large recently laid garden terrace which is Travertine tiled with wall, leading to a large grassed area with evergreen, shrub and perennial planted borders with trees. This leads to a shady lawned area with circular pergola which leads to the rear of the garden with mature apples trees, and a concrete section store/garage. The garden is enclosed by hedging and wood fencing.

### **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 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.

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

**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.





Multi-award winning offices  
serving South Warwickshire & North Cotswolds

53 Henley Street, Stratford-upon-Avon, Warwickshire, CV37 6PT  
Tel: 01789 415444 | stratford@peterclarke.co.uk | www.peterclarke.co.uk

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