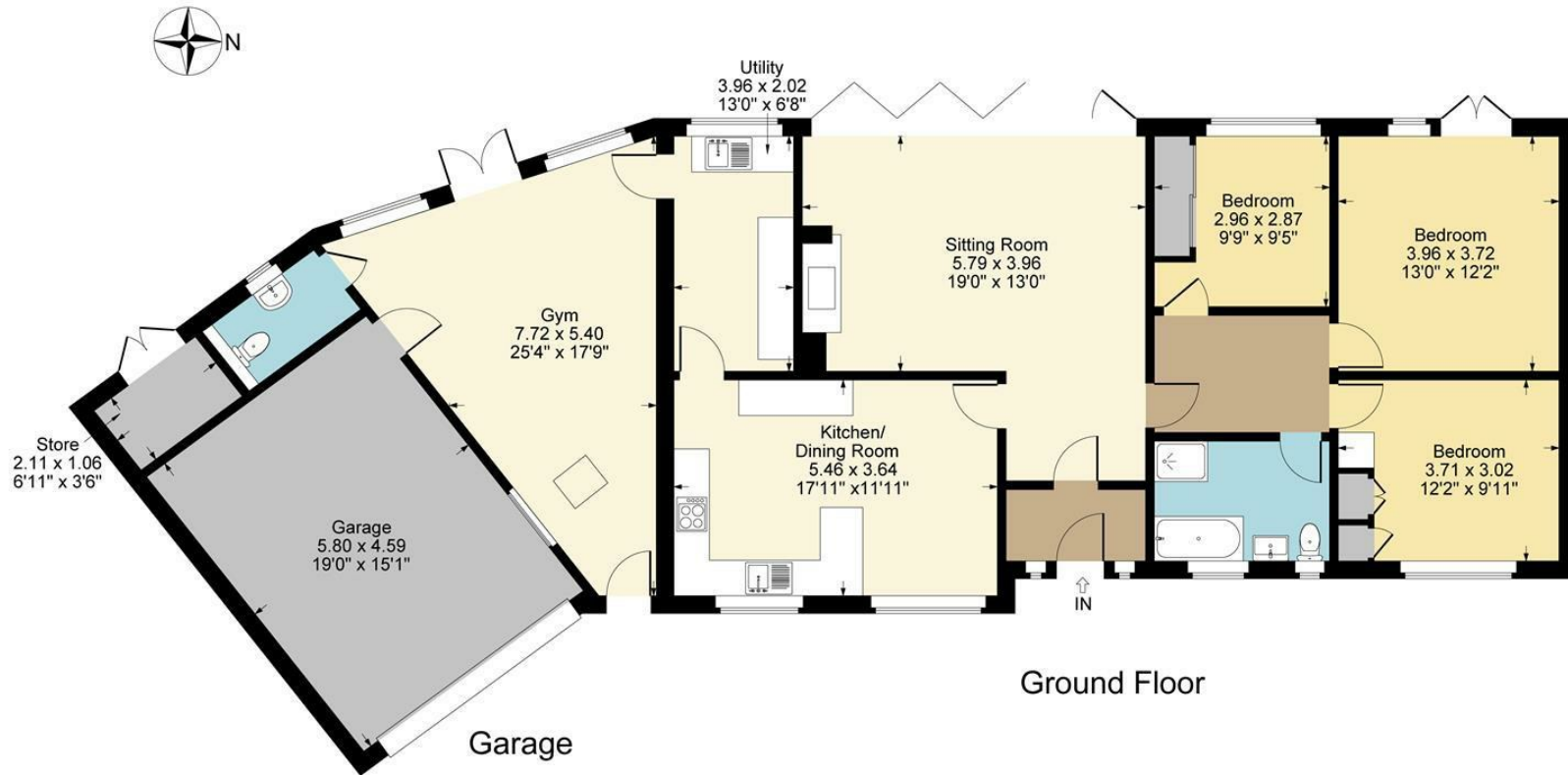


Peter Clarke



2 Orchard Rise, Binton, Stratford-upon-Avon, CV37 9TP

2 Orchard Rise, Binton, CV37 7TP



Approximate Gross Internal Area = 143.43 sq m / 1544 sq ft

Garage = 27.10 sq m / 292 sq ft

Total Area = 170.43 sq m / 1836 sq ft

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



- Beautifully presented
- 0.32 acre plot with outstanding gardens
- Situated off a private drive of just four properties
- Sitting room with wood burner and bi-folding doors
- Quiet peaceful setting with open views to rear
- Kitchen/dining room, utility and gym/home office
- Ample parking, good sized garage
- West facing garden



£695,000

An exceptional and beautifully presented three bedroom detached single storey residence on 0.32 acre plot with beautifully kept gardens and open views over farmland. Situated in a quiet peaceful setting off a private drive with ample parking and a good sized garage. The sitting room has a wood burner and bi-folding doors, kitchen/dining room, utility and gym/home office/garden room.

ACCOMMODATION

A front door leads to porch with door to

ENTRANCE HALL

opening to

SITTING ROOM

with engineered oak floor, bi-folding doors with exceptional full view of the garden and views beyond. Wood burning stove and heat source pump providing heating and cooling.

REFITTED KITCHEN/DINING ROOM

with range of cupboards, granite work surface, one and a half bowl sink, four ring induction hob, full height fridge, built in oven and microwave, breakfast bar, Amtico floor, downlighters.

UTILITY ROOM

with full height built in freezer, cupboards and work surface, single drainer sink, Worcester oil heating boiler, space and plumbing for washing machine.

GYM/HOME OFFICE/GARDEN ROOM

with French doors to garden.

CLOAKROOM

with wc and wash basin.

INNER HALL

access to roof space which is part boarded with light and ladder.

BEDROOM ONE

with French doors to garden, downlighters, heat source pump providing heating and cooling.

BEDROOM TWO

with fitted wardrobes.

BEDROOM THREE

BATHROOM

with wc, wash basin and bath with shower attachment, separate shower cubicle, downlighters, chrome heated towel rail.

OUTSIDE

There is a private road (shared with three other properties) leading to a private resin driveway with access to garage.

GARAGE

with electric up and over door to front, power and light.







The front garden is lawned with planted borders and gated access to both sides leading to

REAR GARDEN

with composite deck to the rear of the property, large lawn, range of evergreen, shrub and perennial planted borders with trees. Pergola with wisteria. Hot tub (available by separate negotiation). Oil tank, garden store, decked area, garden shed, wood store. The garden is enclosed by wood fencing with a beech hedge to the rear.

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 heating to radiators with air source hot and cold air conditioning to the sitting room and main bedroom.

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

Peter Clarke

