

Peter Clarke

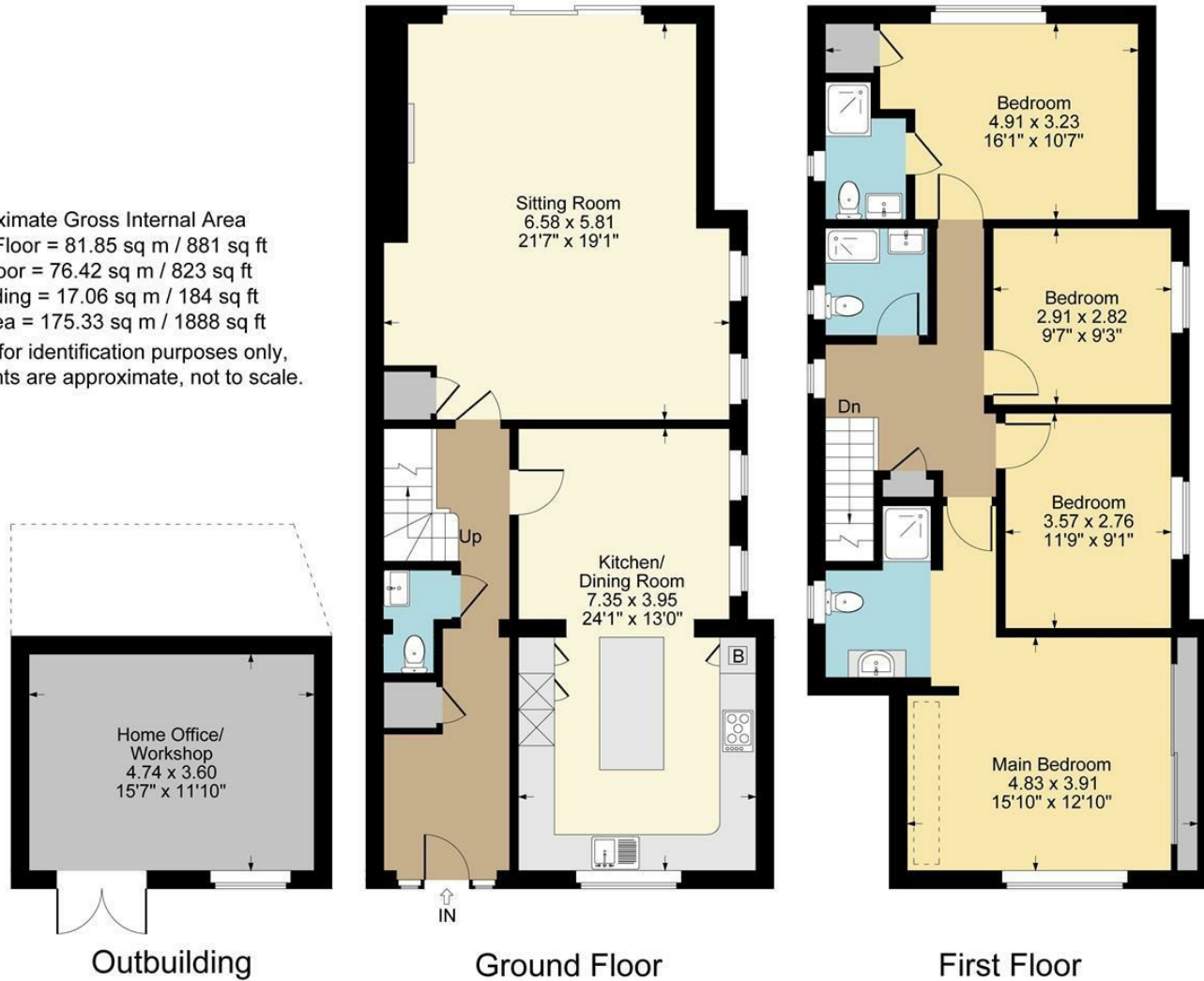


63B Loxley Road, Stratford-upon-Avon, Warwickshire, CV37 7DP

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Approximate Gross Internal Area
Ground Floor = 81.85 sq m / 881 sq ft
First Floor = 76.42 sq m / 823 sq ft
Outbuilding = 17.06 sq m / 184 sq ft
Total Area = 175.33 sq m / 1888 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



- Detached four bed/two en suites
- G.I.A over 1,700 sq. ft plus outbuilding of 184 sq. ft
- Spacious sitting room and 24ft kitchen/family/dining room
- Parking to front
- Further gated parking at rear
- Useful outbuilding for potential granny annexe/home office/Airbnb/workshop



Guide Price £675,000

Located in a highly desirable position within walking distance of the town, a detached four bedroom, two en suite residence. The main accommodation extends to over 1,700 sq.ft. Of brick and part rendered elevations under a pitched tiled roof, the property stands off the road behind a feature block paved parking and driveway area. Gated access leads round to the landscaped rear garden. At the foot of the garden, is an excellent workshop/hobby room/studio/work from home solution or granny annexe/Airbnb of circa 184 sq.ft. (subject to any necessary consents). Excellent and easy living for single/family/retired in close proximity of the town, excellent schools and sports clubs.

ACCOMMODATION

A part glazed front door opens to

ENTRANCE HALL

with oak engineered floor and cloaks cupboard. Stairs to first floor and under-stairs area.

CLOAKROOM

with wc and wash hand basin to built in drawer unit. Fuseboard.

SITTING ROOM

an excellent light and spacious room offering superb family entertaining space. Sliding doors to rear terrace and garden, oak engineered floor, useful store cupboard.

FAMILY KITCHEN/BREAKFAST AND DINING ROOM

with a range of base and wall cupboard and drawer units incorporating central island, breakfast bar and seating area. Appliances include Zanussi double oven, dishwasher, Bosch five ring gas hob and matching stainless steel hood, integrated washing machine, integrated

tumble dryer, integrated fridge and integrated freezer. Worcester Bosch gas fired central heating boiler to cupboard, tiled floor, space for dining table and chairs.

FIRST FLOOR LANDING

with hatch to roof space, linen cupboard.

PRINCIPAL BEDROOM

a good sized room with a full run of wardrobes, dressing area and open to

EN SUITE SHOWER ROOM

with shower cubicle, wc and wash hand basin to built in drawer unit, lit mirror over.

DOUBLE BEDROOM TWO

overlooking Stratford upon Avon Rugby Club to the rear, oak engineered floor.

EN SUITE SHOWER ROOM

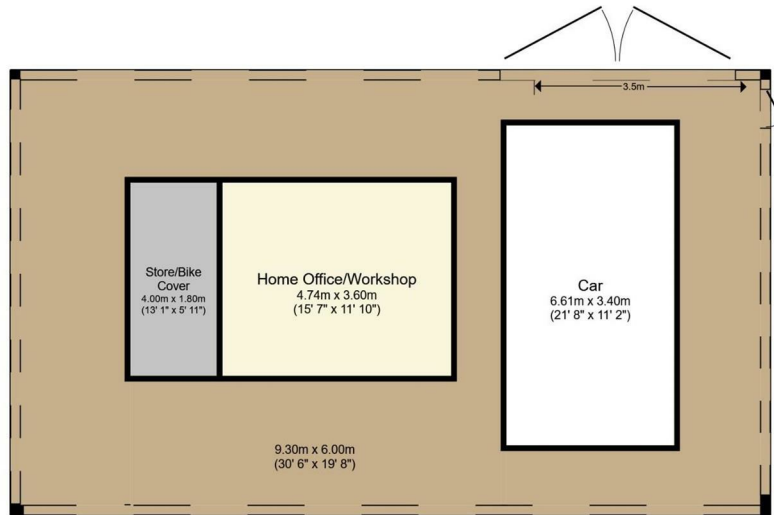
with wc, wash hand basin to built in cupboard and separate shower.

DOUBLE BEDROOM THREE

DOUBLE BEDROOM FOUR







End of Garden Plan

Total floor area 108.6 sq.m. (1,169 sq.ft.) approx



SHOWER ROOM

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

OUTSIDE

REAR GARDEN

Approached via the gated access to the side of the property or the sliding doors from the sitting room at the rear. Immediately adjoining the rear of the property is a feature paved terrace with low maintenance astro turf lawn and low maintenance borders, mature hedging and leading through to:

GATED PARKING AREA AND TIMBER OUTBUILDING

providing 3.5m access to

HARDSTANDING/PARKING

for van/motorhome or caravan, or room to extend the timber outbuilding.

TIMBER OUTBUILDING

(4.74m x 3.6m) which is presently used as a workshop but could easily be a potential Airbnb, granny annexe, work from home studio, etc., (subject to planning permission if required). Timber and glazed construction, power and light, and with dry store/bike cover to rear.

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.

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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