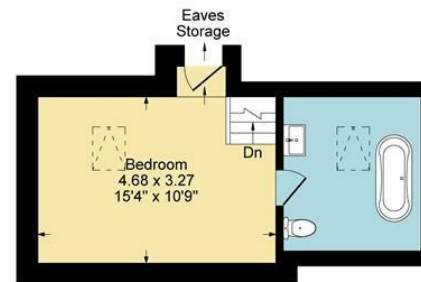




Pear Tree Cottage, Ardens Grafton, Alcester, B49 6DS

## Pear Tree Cottage, Ardens Grafton

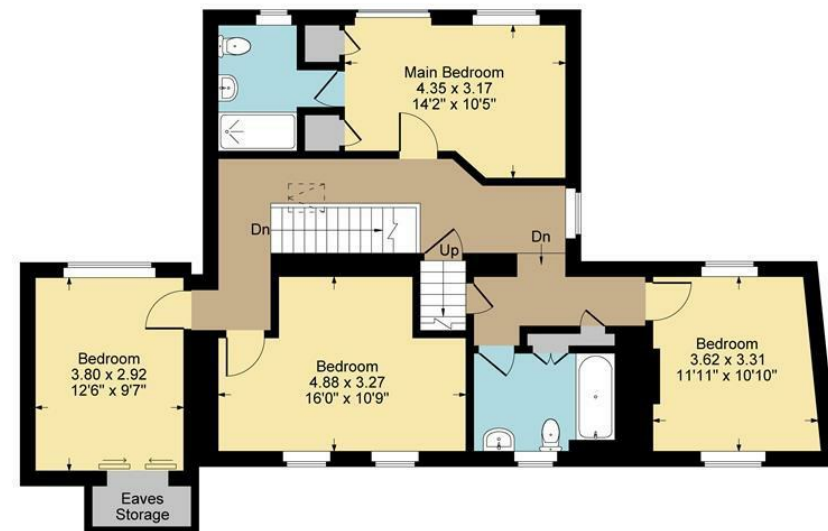
Approximate Gross Internal Area  
 Ground Floor = 94.35 sq m / 1016 sq ft  
 First Floor = 87.30 sq m / 940 sq ft  
 Second Floor = 24.55 sq m / 264 sq ft  
 Garage = 29.39 sq m / 316 sq ft  
 Total Area = 235.59 sq m / 2536 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.



Second Floor



Ground Floor



First Floor





- Superb stone and brick attached village residence
- Five bedrooms, three bathrooms, three/four reception rooms
- 2,536 sq.ft including garage and workshop
- Excellent character, period features, complementary extension
- Replacement kitchen, laundry and bathrooms
- Large private garden with established hedges
- Conveniently located for regional travel



Offers Based On £649,950

An exceptionally spacious and attractive five double bedroom, three bathroom (including two en suites) and three/four reception room attached stone and brick village residence of 2,220 sq.ft. Offering period features including beams and inglenook fireplace, the property has been thoughtfully extended and takes advantage of views from the main bedroom and sitting room over the excellent private gardens. Includes a garage and workshop 316 sq.ft. Double glazed and oil fired central heating combine with replacement kitchen, bathrooms and the property has been thoughtfully refurbished to provide stylish and flexible living. NO CHAIN.

### ACCOMMODATION

A front door to porch opens to

### SNUG

with wood burning stove to stone inglenook fireplace, tiled floor, stairs to first floor.

### DINING ROOM

continued tiled floor and beams.

### SITTING ROOM

engineered oak floor, wide sliding doors to rear terrace and garden.

### LAUNDRY/BOOT ROOM

base cupboard units, integrated washing machine, space for American style fridge freezer.

### CLOAKROOM

wc and wash hand basin.

### KITCHEN

with range of cream painted cottage style base and wall cupboard and drawer units with oak surfaces over, Belfast sink, integrated plate rack, pull out larder cupboard, double oven, hob, hood, stone floor and open to

### BREAKFAST ROOM

integrated island breakfast bar with cupboards under.

### FIRST FLOOR LANDING

velux roof light providing plenty of light, built in cupboards.

### FOUR DOUBLE BEDROOMS

on this floor. The main bedroom enjoys a lovely view over the private gardens.

### EN SUITE SHOWER ROOM TO MAIN BEDROOM

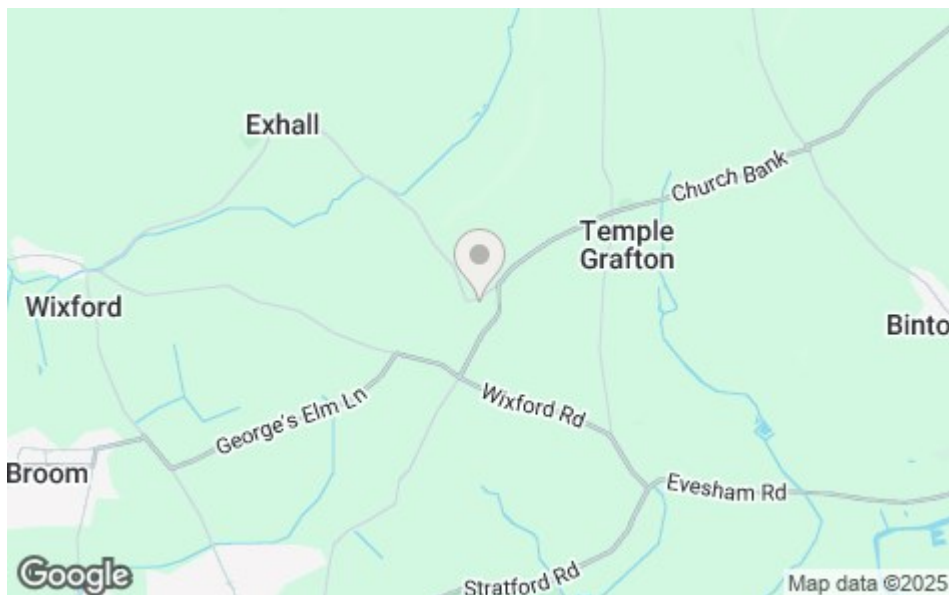
### FAMILY BATHROOM











## SECOND FLOOR

accessed by "Jacobs ladder" to

## DOUBLE BEDROOM FIVE

## EN SUITE BATHROOM

freestanding tub bath and velux roof light.

## OUTSIDE

## GARAGE AND WORKSHOP

excellent size and with electric up and over door to front, with parking in front. Gledhill hot water tank, Grant oil fired central heating boiler. Mezzanine storage. Pair of double glazed doors to rear.

## REAR TERRACE

immediately adjoining the rear of the property is a paved sitting area and pathway, retaining walls with central steps rising to a lawned garden with established mature hedges providing excellent privacy. Oil tank and bins area. Towards the foot of the garden is a second raised terrace and further lawn.

## 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 fired 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 E.

**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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Peter Clarke

