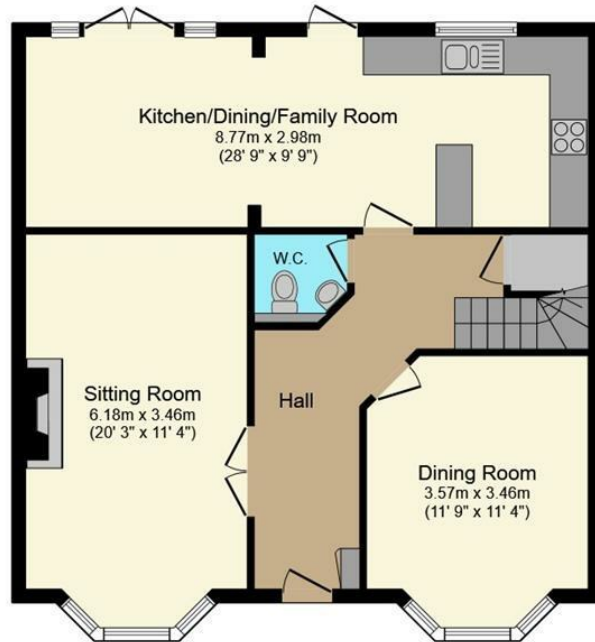




Peter Clarke

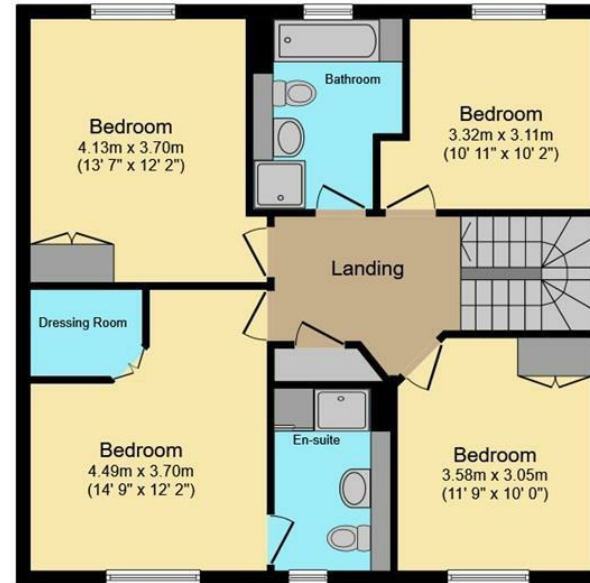
10 Oldborough Drive, Loxley, Warwick, CV35 9HQ

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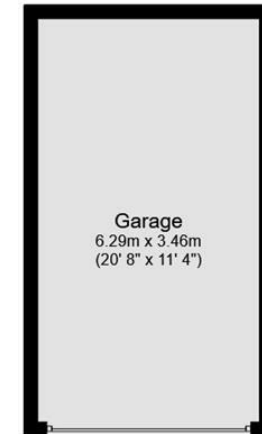
Ground Floor

Floor area 77.6 m² (836 sq.ft.)



First Floor

Floor area 75.5 m² (813 sq.ft.)



Garage

Floor area 21.8 m²
(234 sq.ft.)

TOTAL: 174.9 m² (1,883 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



- High quality build
- Quiet position opposite a green on a private road
- Beautifully presented, 1,649 sq.ft.
- Four double bedrooms, two reception rooms plus large kitchen/family room
- Parking and garage
- South west facing private gardens
- Situated approx. two miles from Stratford and Wellesbourne



Offers Over £650,000

Located only approximately three miles from Stratford town centre and built by Chase Homes to a very high quality is this four double bedroom mews style property situated opposite a green to the front on a private road, and providing beautifully presented 1,649 sq.ft. accommodation and a south west facing private garden.

ACCOMMODATION

Front door to

ENTRANCE HALL

with under stairs storage cupboard and wood effect floor.

CLOAKROOM

with wc and wash basin, wood effect floor.

SITTING ROOM

bay window to front and fireplace suitable for open fires.

DINING ROOM

with bay window to front.

KITCHEN/FAMILY ROOM

with range of cupboards and granite work surface, one and a half bowl sink, Neff built in oven and grill, four ring gas hob with filter hood over, built in fridge freezer, space and plumbing for washing machine, downlighters, wood effect floor, French doors to garden.

FIRST FLOOR LANDING

access to roof space and airing cupboard.

BEDROOM ONE

with walk in wardrobes having fitted shelving and hanging rails.

EN SUITE

with wc, wash basin, shower cubicle, fitted cupboards, ladder towel rail and downlighters.

BEDROOM TWO

with two built in wardrobes.

BEDROOM THREE

BEDROOM FOUR

with built in wardrobes.

BATHROOM

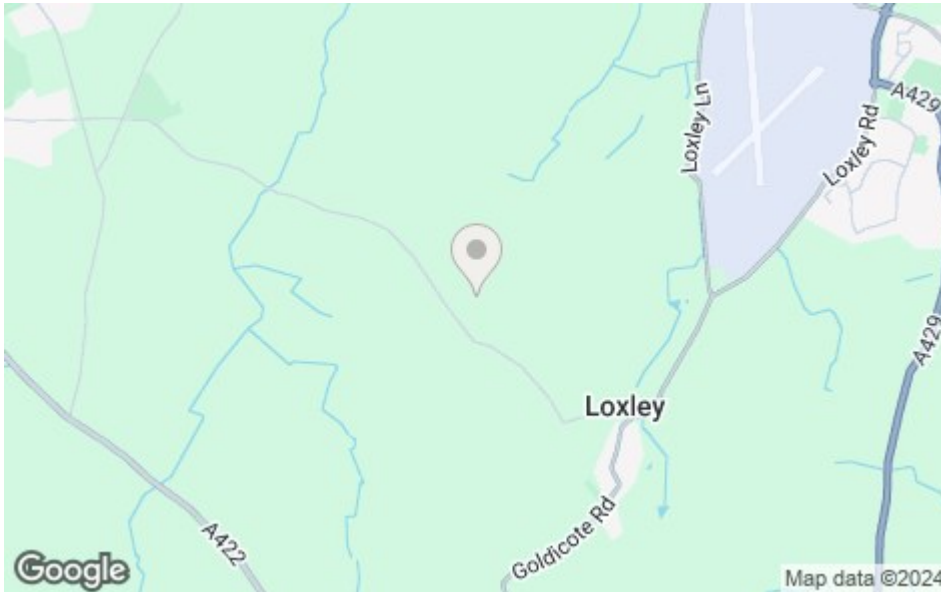
with wc, wash basin and bath with shower attachment, separate shower cubicle, wood panelling to walls, ladder towel rail and downlighters.

OUTSIDE

There is a lawned front garden with planted borders and parking to side.







GARAGE

of brick and tiled roof construction, with up and over door to front,

Gated access to side to

SOUTH WEST FACING REAR GARDEN

with block paved patio, lawn and planted borders.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. We have been advised by the vendors the current maintenance charge amounts to £470 per annum. 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 G.

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.





Multi-award winning offices
serving South Warwickshire & North Cotswolds

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Peter Clarke

