



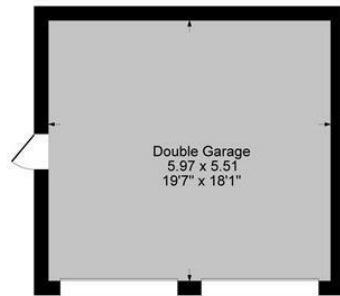
Peter Clarke

36 West Street, Stratford-upon-Avon, CV37 6DN

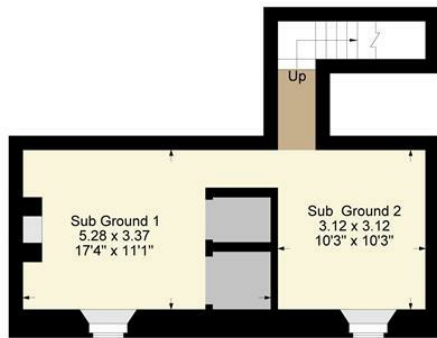
36 West Street, Stratford upon Avon



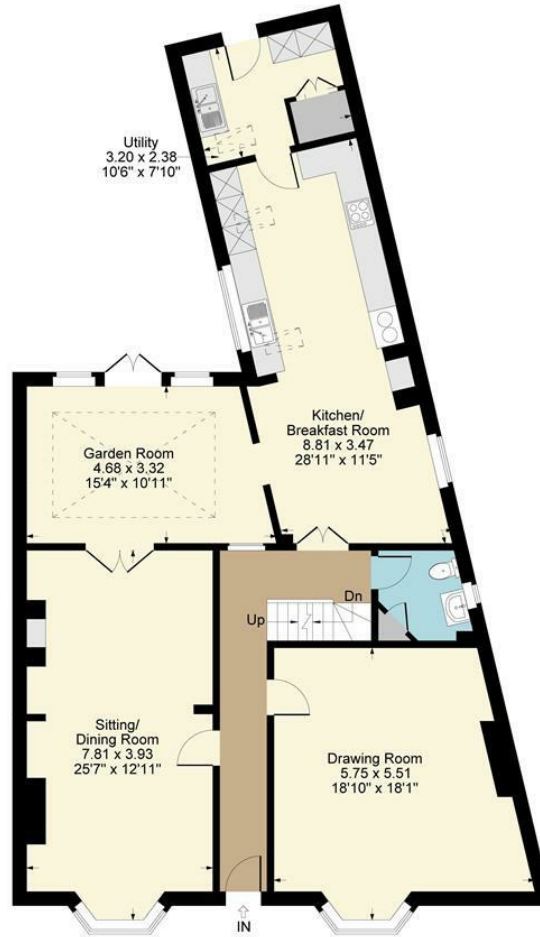
Approximate Gross Internal Area  
 Sub Ground Floor = 32.71 sq m / 352 sq ft  
 Ground Floor = 127.10 sq m / 1368 sq ft  
 First Floor = 87.83 sq m / 945 sq ft  
 Garage = 32.89 sq m / 354 sq ft  
 Total Area = 280.53 sq m / 3019 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.



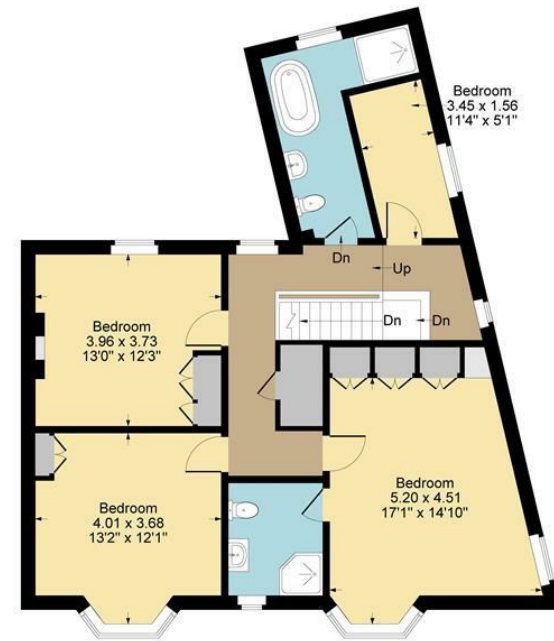
Garage



Sub Ground Floor



Ground Floor



First Floor



- Important Old Town house with a double garage
- Double fronted Victorian residence
- Four bedrooms, two bathrooms, four reception rooms
- Over 3,000 sq.ft. inc. double garage
- Beautiful original period fetures
- Excellent garden room overlooking rear
- Walled garden
- Superb opportunity



Offers Over £1,250,000

In a prominent Old Town position, an almost unique proposition with it's own detached double garage, an elegant and very spacious four bedroom period double fronted town house. Set in beautiful walled gardens, the property presents an opportunity to acquire one of the best houses on the coveted West Street, and internally offers well planned and proportioned accommodation of drawing room, sitting room, dining room, garden room, family breakfast kitchen and utility, four bedrooms and two bathrooms on the first floor. For everyone who has ever said "I could live in Old Town if I had a double garage", this is the one.

36 West Street offers some beautiful period features including moulded cornices, architraves, flagstone floors, fireplaces and high ceilings. Gross internal area over 3,000 sq. ft. inc. garage

#### ACCOMMODATION

A front door with portico style surround leads to

#### ENTRANCE HALL

L shaped with flagstone floor and original staircase to first floor.

#### CLOAKROOM

wc, wash hand basin to built in cupboard.

#### RENOVATED CELLAR

in two large chambers, plastered, decorated and with laminate floors. Flexible in use.

#### DRAWING ROOM

bay window to front and second window, ornate fireplace with inset gas fire.

#### DINING ROOM

bay window to front. Open to

#### SITTING ROOM

marble fireplace with inset gas fire and double doors to

#### GARDEN ROOM

with lantern roof, double doors to rear terrace and gardens.

#### FAMILY KITCHEN AND BREAKFAST/LIVING ROOM

ample family dining and sitting space, left open to

#### KITCHEN

with range of base and wall cupboard and drawer units with granite working surfaces and matching upstands, two oven twin chrome lidded gas fired Aga, hob, hood, integrated fridge, integrated dishwasher, Bosch fan assisted oven, combi grill and microwave, sink, two velux roof lights.

#### UTILITY/BOOT ROOM

one and a half bowl sink to built in cupboards, integrated washing machine and integrated tumble dryer, meter cupboards, fuse box, velux roof light, hatch to roof space and storage.

#### FIRST FLOOR LANDING

airing cupboard with hot water tank.

#### MAIN BEDROOM

built in wardrobes, double aspect including bay window to front.

#### EN SUITE SHOWER ROOM

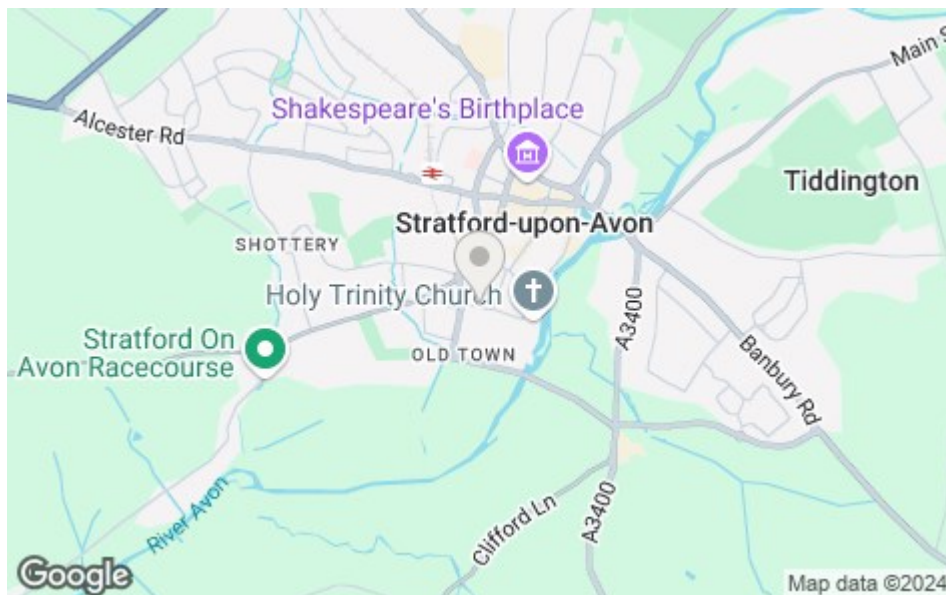
with wc, wash hand basin to built in cupboards and corner shower.

#### BEDROOM TWO

window to rear, fireplace, built in wardrobe.







### **BEDROOM THREE**

window to front, built in wardrobes.

### **BEDROOM FOUR**

### **BATHROOM**

wc, wash hand basin, claw foot roll top bath, separate shower.

### **OUTSIDE**

### **FOREGARDEN**

Two small foregardens sit behind dwarf walls.

### **REAR GARDEN**

Accessed via the house, side gate or double garage, being walled and well stocked and planted, now established and mature and providing good privacy. Timber shed.

### **DETACHED DOUBLE GARAGE**

of brick and slate roofed construction with twin roller shutter remote doors, and door to garden.

### **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 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 G.

**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.





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serving South Warwickshire & North Cotswolds

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