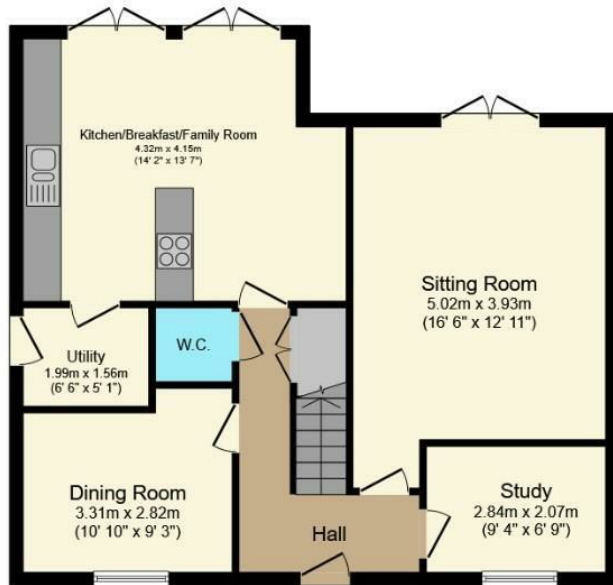


Peter Clarke



9 Barley Fields, Long Marston, Stratford-upon-Avon, CV37 8SN

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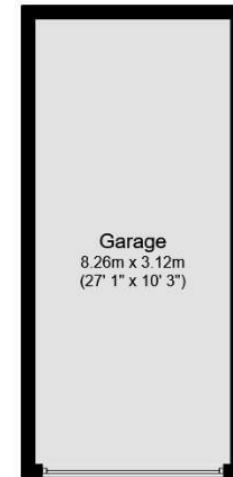
## Ground Floor

Floor area 70.9 m<sup>2</sup> (763 sq.ft.)



## First Floor

Floor area 64.9 m<sup>2</sup> (698 sq.ft.)



## Garage

Floor area 21.8 m<sup>2</sup> (235 sq.ft.)

TOTAL: 157.6 m<sup>2</sup> (1,696 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](http://www.Propertybox.io)





- NO CHAIN
- Four bedroom detached house in a village location
- Driveway, garage and generous garden
- Three reception rooms and open plan kitchen/breakfast/family room
- Popular schools located nearby
- Viewing highly recommended



Asking Price £560,000

**NO CHAIN.** Situated in a small development in the popular village of Long Marston is this double fronted, detached four bedroom home. The spacious accommodation comprises in brief: sitting room, dining room, study, kitchen/breakfast/family room, bathroom and two en suite shower rooms. Outside there is a driveway for three cars, garage and a generous landscaped rear garden.

## ACCOMMODATION

### ENTRANCE HALL

with real oak wood flooring, under stairs storage.

### CLOAKROOM

with wc, wash hand basin, real oak wood flooring, extractor fan.

### SITTING ROOM

with double doors to garden, feature electric fireplace.

### STUDY

with window to front.

### DINING ROOM

with window to front.

### KITCHEN/BREAKFAST/FAMILY ROOM

with two sets of double doors to rear and two skylight windows. Range of matching wall, base and island units with work surface over incorporating one and a half bowl sink with drainer, four ring ceramic hob with brushed metal extractor fan hood over, integrated appliances include double oven, fridge freezer and dishwasher, Karndean tile effect vinyl flooring. Opens to

## UTILITY

with door to driveway, wall and base units with work surface over, space for washing machine and tumble dryer, wall mounted boiler, Karndean tile effect vinyl flooring.

## FIRST FLOOR LANDING

with loft hatch with ladder, airing cupboard housing pressurised water tank.

## MAIN BEDROOM

with window to front, triple wardrobe with mirrored sliding doors.

## EN SUITE SHOWER ROOM

shower cubicle, wc, pedestal wash hand basin, ladder style heated towel rail, Karndean tile effect vinyl flooring.

## GUEST BEDROOM

with window to front, fitted triple wardrobe with mirrored sliding doors.

## EN SUITE SHOWER ROOM

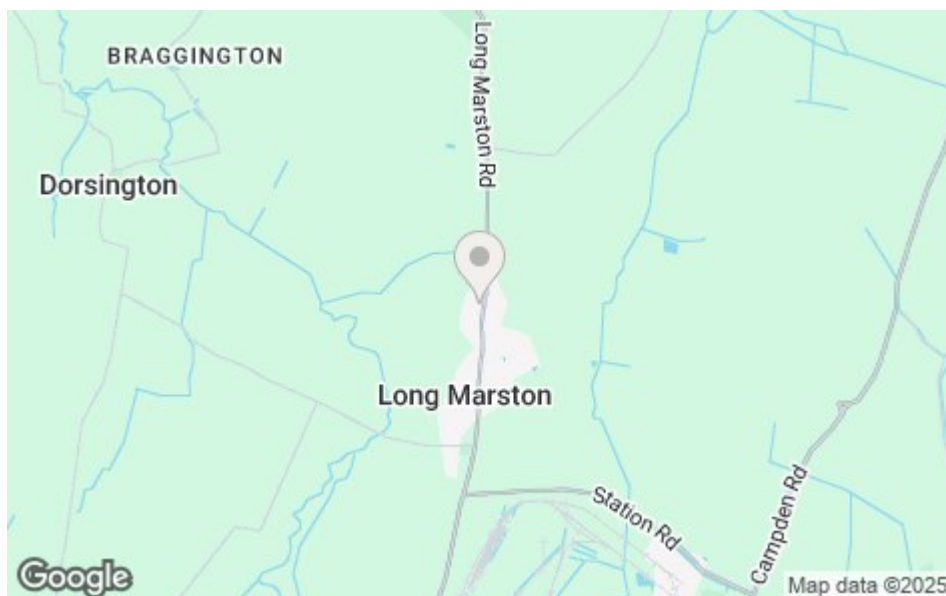
with opaque window to front, shower cubicle, wc, pedestal wash hand basin, ladder style heated towel rail, Karndean tile effect vinyl flooring.











### **BEDROOM**

with double aspect windows to side and rear, fitted double wardrobe with mirrored sliding doors.

### **BEDROOM**

with window to rear, double wardrobe with mirrored sliding doors.

### **BATHROOM**

with opaque window to rear, bath with shower over, wc, pedestal wash hand basin, ladder style heated towel rail, Karndean tile effect vinyl flooring.

### **OUTSIDE**

To the front a mix of paved pathways, canopy porch, laid to lawn with planted beds. Brick paved driveway for three cars leading to

### **GARAGE**

over 25'0" long, with up and over door, power and light, roof rafters ideal for creating storage.

A side gate leads to

### **REAR GARDEN**

with a mix of paved pathways, patios, mainly laid to lawn, planted beds, shrubs and trees.

### **GENERAL INFORMATION**

**TENURE:** The property is understood to be freehold. There is an estate charge of £152 per year. 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. LPG 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 F.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** B. 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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