



Peter Clarke

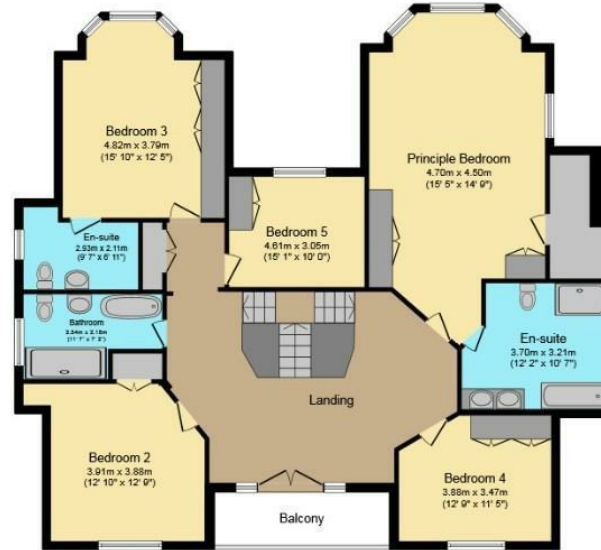
Welford House The Avenue, Bishopston, Stratford upon Avon, CV37 0RH

Welford House, The Avenue, Stratford-upon-Avon



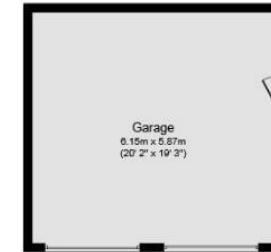
Ground Floor

Floor area 179.8 sq.m. (1,935 sq.ft.)



First Floor

Floor area 154.2 sq.m. (1,660 sq.ft.)



Garage

Floor area 36.1 sq.m. (389 sq.ft.)

TOTAL: 370.1 sq.m. (3,984 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



- Gated setting, situated off a private road
- Quiet position
- 3,434 sq.ft. of upgraded and beautifully presented accommodation
- Built to a very high standard by Cala Homes in 2002
- Stunning reception hall with split staircase
- Large kitchen/family room
- Drawing room and 2 further reception rooms
- Five bedrooms and three bathrooms
- Very attractive private and well stocked gardens
- Parking and double garage



Guide Price £1,500,000

Situated off a tree lined private road in a gated setting is this substantial, well built detached residence providing 3,434 sq.ft. of upgraded and beautifully presented accommodation, finished to a very high standard. There are high ceilings throughout the ground floor and concrete floors to the first floor. South-west facing attractive, private rear gardens, parking and double garage.

ACCOMMODATION

A lavender edged path leads to an impressive porch with pillars and double entrance doors to

IMPRESSIVE RECEPTION HALL

with central dividing staircase, stone floor with under floor heating, doors to all ground floor accommodation and two cloaks cupboard.

REFITTED CLOAKROOM

with wc and wash basin, ladder towel rail and downlighters.

DRAWING ROOM

with dual aspect, bay window to rear with French doors, deep ceiling coving, stone fireplace housing coal effect gas fire. Double doors lead to

SITTING ROOM

with engineered oak floor.

STUDY/RECEPTION ROOM

with hand made fitted shelving and cupboards.

SUPERB REFITTED KITCHEN/FAMILY ROOM

kitchen area with ceramic double sink, Quooker boiling water tap, two Siemen ovens and microwave, induction hob, feature glass splashback with Smeg filter hood over and dishwasher. Large island with pan drawers and feature circular oak breakfast bar. French doors to side. Family area with French doors to garden and part vaulted ceiling.

UTILITY

with handmade cabinet style cupboards, work surface with ceramic sink. Stone floor and stable door to side.

Stairs rise from the reception hall and split to the

FIRST FLOOR LANDING

with double doors to BALCONY having railings to front. Airing cupboard with pressurised hot water tank.

PRINCIPAL BEDROOM

with bay window to rear and views of garden, three large built in wardrobes.

LUXURY REFITTED EN SUITE

with wc, bath with telephone style shower attachment and large shower cubicle with rainfall shower head and shower attachment. Contemporary grey tiling, feature radiator, dual oval wash basins on pedestal with drawers, downlighters, pendant lighting, mirrors, tiled floor.

BEDROOM TWO

with engineered oak floor, two large built in wardrobes and bay window to rear.

EN SUITE

with wc, wash basin, large shower cubicle, stone floor.

BEDROOM THREE

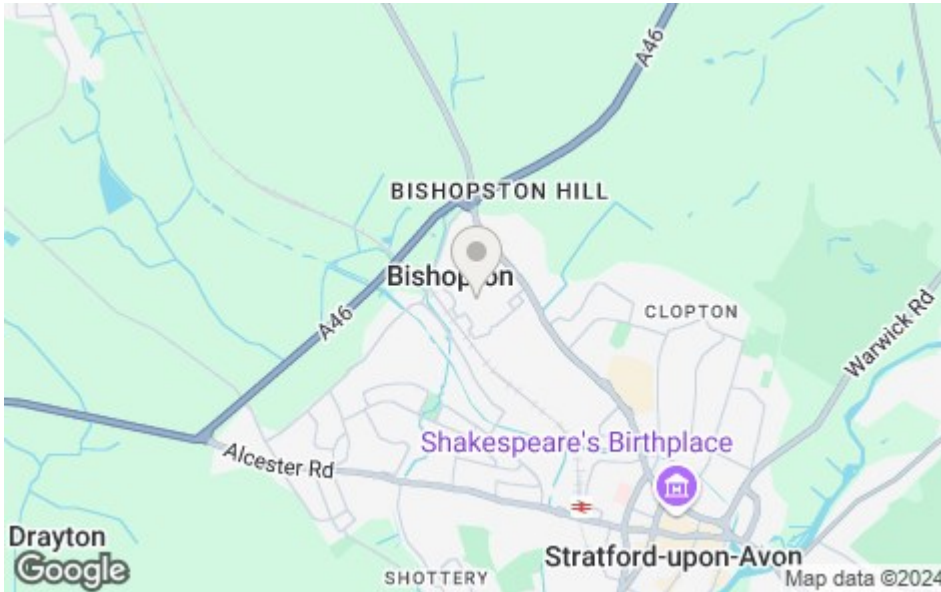
with built in wardrobes.

BEDROOM FOUR

with built in wardrobes.







BEDROOM FIVE

with engineered oak floor and built in wardrobes. Access to loft which is partly boarded with light and ladder.

LUXURY REFITTED BATHROOM

with freestanding oval bath and freestanding taps, suspended wc, wash basin on surface with shelving below, large shower cubicle, downlighters, chrome heated towel rail, tiled floor.

OUTSIDE

The Avenue is a shared private road. There is a double wrought iron gated secure entrance to a drive with access to block paved parking and garage (there is a vehicular right of way for one property to the main drive). Good sized lawned front garden with evergreen, shrub and perennial planted borders, further lawn to the other side of the drive with mature trees. Gated access to side.

DETACHED DOUBLE GARAGE

of brick and pitched tiled roof construction with two electric doors to front, power, light and shelving.

PRIVATE MATURE, WELL STOCKED REAR GARDEN

is south west facing with two areas. The first area is terraced with mature planting with an archway to the main garden area which has a patio, lawn, mature Olive tree, pergola with trailing plants and Wisteria, Acer trees and further mature trees.

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 heating to radiators.

AGENTS NOTE: We have been advised by the vendor there is a current optional maintenance charge for the private road of around £100 a year. This must 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 H.

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

53 Henley Street, Stratford-upon-Avon, Warwickshire, CV37 6PT
Tel: 01789 415444 | stratford@peterclarke.co.uk | www.peterclarke.co.uk

Peter Clarke

