



Peter Clarke

Glebe Cottage, 52 Clifford Chambers, Stratford-upon-Avon, CV37 8HX



52 Clifford Chambers



Approximate Gross Internal Area
Ground Floor = 89.75 sq m / 966 sq ft
First Floor = 86.19 sq m / 928 sq ft
Outbuilding = 1.76 sq m / 19 sq ft
Total Area = 177.70 sq m / 1913 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



- Envious position within a sought after village, very close to Stratford
- 0.22 acre plot
- Deceptive beautifully presented, character house
- Kitchen/dining room with Aga
- Large reception hall and two reception rooms
- Four double bedrooms, two en suites and further luxury bathroom
- Set back from the road
- Large gated driveway
- Outstanding private front and rear gardens



Guide Price £900,000

This property is located in the attractive village of Clifford Chambers which lies approximately 2 miles south of Stratford-upon-Avon, on the edge of the Cotswolds. This peaceful village is characterised by historic buildings and period properties and offers residents St Helen's Church, a popular village hall and The New Inn public house. There are also numerous, picturesque walks accessible from the village. The village falls within the popular Welford on Avon primary school catchment area and bus route.

Situated in an enviable position in a quiet part of the village is this very attractive and deceptively spacious four bedroom detached house on a 0.22 acre plot set well back from the road, with a spacious, gated driveway and garden and having very attractive, large mature rear south-facing gardens.

ACCOMMODATION

access via a paved path leads to a covered porch and front door. Outside lights situated on the front of the property.

LARGE RECEPTION HALL

front aspect with slate floor and wooden beams to the ceiling, under stairs storage cupboard and stairs leading to the first floor.

CLOAKROOM

side aspect with glazed window. Slate floor and wooden beams to the ceiling, white suite comprising Villeroy & Boch hand wash basin and WC. Cupboard below.

SITTING ROOM

French doors to large, rear garden terrace provides plenty of light. Double doors to

SECOND RECEPTION ROOM

with French doors to large, rear garden terrace.

SUPERB REFITTED KITCHEN/FAMILY/DINING ROOM

with French doors to large, rear garden terrace and being dual aspect. Villeroy & Boch Farmhouse Double bowl ceramic sink with quartz drainer, quartz work surfaces with upturn and windowsills, oak fitted cupboards and pan drawers, built in dishwasher, space for American style fridge freezer, 4-oven Aga with two hot plates and warmer plate, exposed brick surround, slate floor and downlighters.

UTILITY

front aspect with slate floor and wooden beams to the ceiling. A single drainer sink unit with mixer tap and a range of fitted cupboards and work surfaces with under unit LED lighting. Space and plumbing for washing machine. House alarm system.







FIRST FLOOR LANDING

leading to

BEDROOM ONE

with views to the rear garden and handmade oak fitted wardrobes, accommodating super-king sized bed. Door leading to

LUXURY EN SUITE

with white suite comprising double ended bath, freestanding taps, WC and wash basin with drawers below, large walk-in shower tray with rainfall shower head, chrome heated towel rail, Porcelanosa tiling, wall mirror with lighting, downlighters, tiled floor, two roof windows.

BEDROOM TWO

high ceiling with built in wardrobe and front aspect. Door leading to

EN SUITE

with side aspect glazed window with white suite comprising WC, wash basin and shower cubicle with rainfall shower head, tiled walls, downlighters.

BEDROOM THREE

with slanted ceiling and views to rear garden.

BEDROOM FOUR

with slanted ceiling and front aspect.

LUXURY BATHROOM

with front aspect glazed window with white suite comprising WC, double ended bath, freestanding taps, wash basin with drawers below, shower cubicle with rainfall shower head and glass screen, Fired Earth travertine stone tiled walls and floor, chrome heated towel rail, downlighters and built in open display feature.

OUTSIDE

The property is set back from the road behind a five bar gated entrance to a large stone gravelled off road parking area with a range of evergreen, shrub and perennial planted borders with pretty cottage style rose and lavender borders. Double gated entrance to side leads to

REAR GARDEN

with full width Indian sandstone garden terrace, stone path leads to the rear of the garden where there is a wood chipped play area, raised borders, large garden shed and access to boiler room. The remainder of the garden is lawned with mature evergreen, shrub and perennial planted borders, and enclosed by brick walls and wood fencing. South facing.

ORIGINAL OUTHOUSE

with dual seat.

GENERAL INFORMATION

TENURE: The property is understood to be freehold although we have not seen evidence. 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.

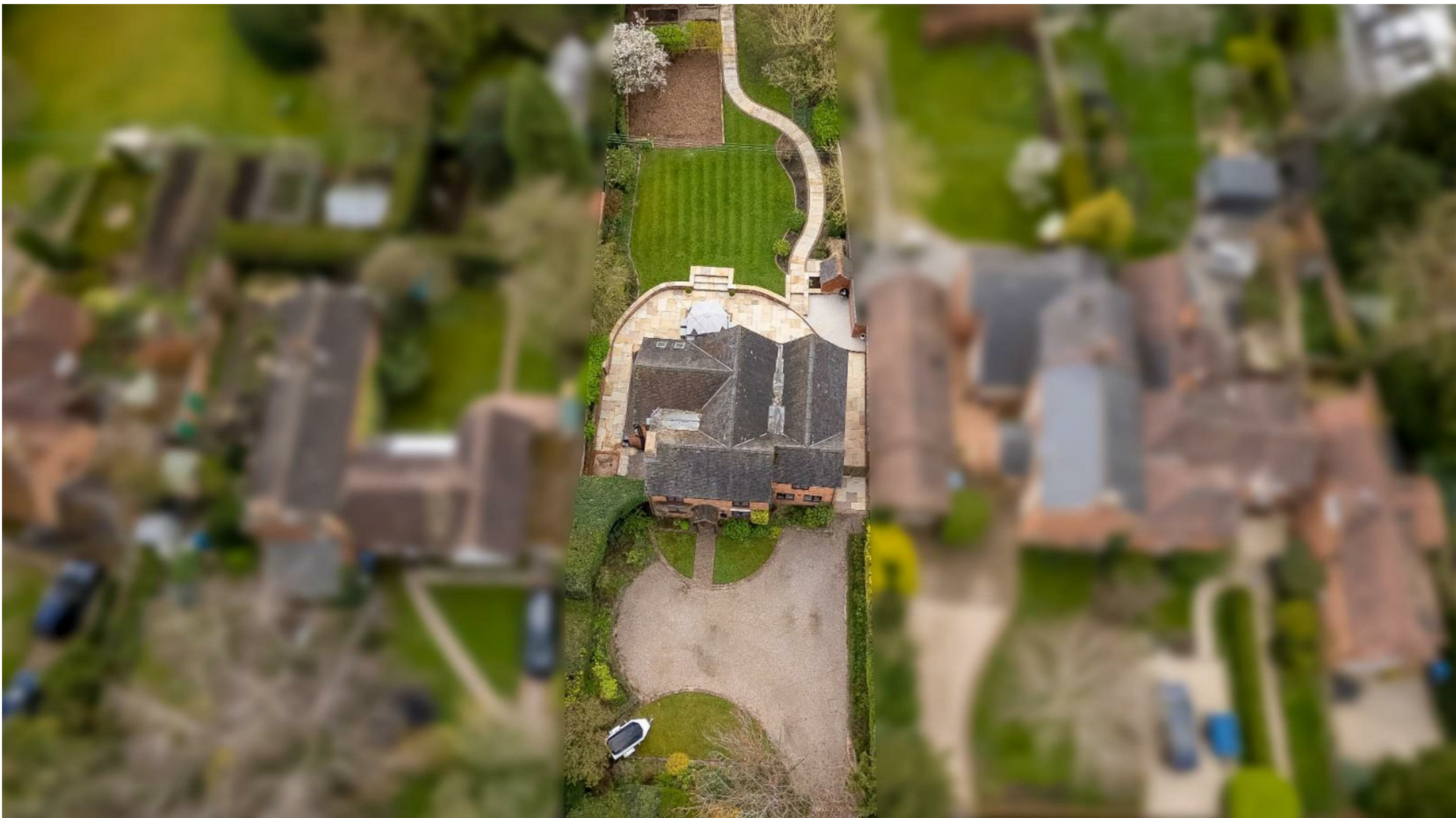
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band E.

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.

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