



Peter Clarke

Thornette Cottage High Street, Welford on Avon, Warwickshire, CV37 8EF

# Thornette Cottage, High Street, Welford on Avon



Approximate Gross Internal Area  
 Ground Floor = 77.96 sq m / 839 sq ft  
 First Floor = 76.42 sq m / 823 sq ft  
 Outbuilding = 21.06 sq m / 227 sq ft  
 Carport = 13.20 sq m / 142 sq ft  
 Total Area = 188.64 sq m / 2031 sq ft

Illustration for identification purposes only,  
 measurements are approximate, not to scale.





- Beautifully presented and finished Grade II listed cottage
- Village centre location
- Three large reception areas
- Three bedrooms, bathroom and en suite
- Car port plus two parking spaces
- Private gardens to side and rear, and home garden office
- Adjoining two bedroom cottage also available for sale at offers over £450,000
- NO CHAIN.



Offers Over £795,000

Beautifully finished to an exacting standard is this stunning Grade II listed three bedroom semi-detached character cottage situated in a private position in the village centre. Providing three reception areas, three bedrooms, bathroom and en suite, private gardens to side and rear, summer house with verandah and stores, car port and two further parking spaces. Adjoining cottage also available for sale. NO CHAIN.

### ACCOMMODATION

A front door leads to

### SITTING ROOM

with polished flagstone floor, handmade oak and glazed cabinet with artefacts from the history of the property, with handmade cupboards below, under stairs storage cupboard, inglenook fireplace with wood burner.

### KITCHEN/DINING ROOM

with range of contemporary units with Miro stone work top incorporating one and a half bowl sink, induction hob with filter hood over, pan drawers, built in dishwasher, built in microwave, oven and grill, built in fridge and freezer, Worcester oil heating boiler.

### UTILITY ROOM

with ceramic sink, space and plumbing for washing machine, space for tumble dryer, wc, tiled floor.

### SITTING/DINING ROOM

with oak floor, French doors to rear, dual aspect.

### FIRST FLOOR LANDING

exposed wood floor.

### BEDROOM ONE

exposed wood floor and under eaves storage.

### EN SUITE

with wc, wash basin with cupboards below, shower cubicle, roof window, chrome heated towel rail.

### BEDROOM TWO

with dual aspect, exposed wood floor.

### BEDROOM THREE

with exposed wood floor.

### BATHROOM

with wc, wash basin with cupboard below, and bath with shower attachment and shower screen, chrome heated towel rail.

### OUTSIDE

a right of way to the drive leads to

### SINGLE OAK FRAMED CAR PORT

with power and light and 7.5kw car charging point. Solar panels to rear.

Two further parking spaces and right of way to the drive. Further parking space to front/lawn.

### GARDEN

A gated path leads to the front of the property











where there is an Indian stone terrace leading to the side where there is a large private patio seating area with lawn to side and rear.

### **DETACHED SUMMER HOUSE**

with power and light, and double doors to verandah. Double doors to stores. Could also be used as a home office.

### **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, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Oil heating to radiators. Under floor heating to ground floor.

**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 D.

**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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