

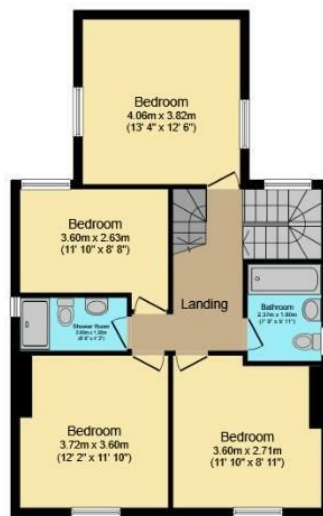


Peter Clarke

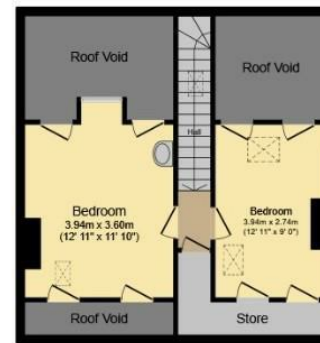
Meer Wood House Stratford Road, Loxley, Warwick, CV35 9JW



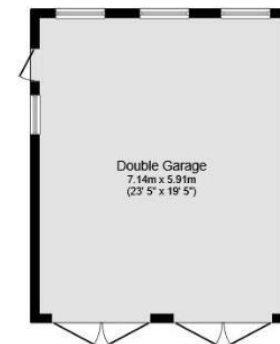
Ground Floor



First Floor



Second Floor



Garage

Total floor area 255.5 m² (2,750 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



- Rural location, just three miles from Stratford upon Avon
- Approx 2,142 sq.ft. (excluding garage)
- 0.24 acre plot with fields to front
- Much improved accommodation
- Kitchen/family room with Aga and bi-fold doors
- Two reception rooms, wood burner and fireplace
- Very useful utility and fitted boot room
- Six bedrooms, two shower rooms and bathroom
- Gated drive, large timber garage, good sized gardens with greenhouse
- NO CHAIN



Guide Price £784,000

NO CHAIN. Situated in a rural position yet only just over three miles from Stratford town centre is this individual six bedroom detached residence providing 2,142 sq.ft. (excluding garage) and on a 0.24 acre private plot with large gated driveway. Very well presented throughout with large family kitchen having bi-fold doors and Aga, sitting room with wood burner, dining room with fireplace and very large double garage. Open fields to the front.

ACCOMMODATION

A door leads to

PORCH

with front door to

ENTRANCE HALL

with tiled floor.

SHOWER ROOM

with wc, wash basin on pedestal with drawers below, large shower cubicle, tiled floor, chrome heated towel rail, downlighters.

DRAWING ROOM

with engineered oak floor, feature fireplace. Double doors to

SITTING ROOM

with engineered oak floor, attractive feature timber fireplace housing wood burning stove.

KITCHEN/FAMILY ROOM

DINING/FAMILY AREA

with oak bi-folding doors to garden terrace, tiled floor, downlighters.

KITCHEN AREA

with refitted kitchen comprising double bowl sink with taps over and cupboards beneath, further cupboards

and quartz work surfaces, built in oven and grill, induction hob, electric Aga. Breakfast bar. Door to Worcester oil heating boiler.

LOBBY

with space for washing machine and fridge freezer.

UTILITY/BOOT ROOM

with a range of cupboards and sink, tiled floor.

FIRST FLOOR LANDING

FOUR GOOD BEDROOMS

BATHROOM

with wc, wash basin and bath with shower over.

SHOWER ROOM

with wc, wash basin and large shower cubicle.

Stairs lead to the second floor

BEDROOM

with under eaves storage and wash basin, dual aspect.

BEDROOM

dual aspect.

OUTSIDE

five bar gated entrance to stone gravelled parking for several vehicles. Lawned front garden with hedging and mature trees.







LARGE TIMBER DOUBLE GARAGE

with double doors to front, power and light, pedestrian door to rear.

REAR GARDEN

with a large patio, lawn, large greenhouse, oil tank, path leading to vegetable patch including fruit trees and garden shed.

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 and water are connected to the property. There is a private drainage system. However this should be checked by your solicitor before exchange of contracts. Oil heating to radiators. Solar panels on the garage roof with feed-in tariff.

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: 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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