



Peter Clarke

Summerhill, Smiths Lane, Snitterfield, Stratford-upon-Avon, CV37 0JZ

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Ground Floor



First Floor

Approximate Gross Internal Area
 Ground Floor = 105.79 sq m / 1139 sq ft
 First Floor = 72.08 sq m / 776 sq ft
 Total Area = 177.87 sq m / 1915 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



- Detached residence set back from village road
- Elevated and commanding position
- Plot extending to 0.38 acre
- Over 1,900 sq.ft.
- Well presented and spacious but further opportunity to extend (STPP)
- Early viewing essential

Standing back from the road on an elevated plot of circa 0.38 acre, a detached four bedroom, two bathroom, five reception room, spacious family residence. Set in superb gardens, the accommodation extends to over 1,900 sq.ft., creating an excellent downsizing opportunity for buyers coming from a larger property, but equally with enough room for someone looking for extra accommodation to extend (STPP). The rooms are well presented and light and early viewings are recommended.

ACCOMMODATION

ENTRANCE HALL

with stairs rising to first floor.

SITTING ROOM

with fireplace. Open to

CONSERVATORY

STUDY

with built in furniture.

KITCHEN

with range of base and wall cupboard and drawer units with the appliances included.

FAMILY ROOM

overlooking the rear garden. Open to

BREAKFAST ROOM

door off to family room overlooking the front.

UTILITY

located at the rear.

FIRST FLOOR LANDING

leading to four bedrooms, one interconnecting from

MAIN BEDROOM

JACK AND JILL EN SUITE SHOWER ROOM

comprising shower cubicle, wc and wash basin.

THREE FURTHER BEDROOMS

FAMILY BATHROOM

with bath, wc, wash basin and bidet.

OUTSIDE

Located off Smiths Lane behind a walled in entrance, the driveway ascends to the property with a shaped lawned garden to front, leading round to a terrace immediately adjoining the



Offers Based On £795,000







rear of the conservatory and utility. Steps up to the good sized rear plot with mature trees providing privacy in an established setting.

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 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: 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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