

Peter Clarke



180 Banbury Road, Stratford-upon-Avon, Warwickshire, CV37 7HX

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First Floor



Ground Floor

Garage

Approximate Gross Internal Area
 Ground Floor = 157.05 sq m / 1691 sq ft
 First Floor = 89.37 sq m / 962 sq ft
 Garage = 55.68 sq m / 599 sq ft
 Total Area = 302.10 sq m / 3252 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



- Detached residence
- Exceptional plot approaching half an acre
- Mature and established gardens, south west facing
- Triple garage and swimming pool
- Plenty of scope for extension (STPP)
- A huge opportunity to restore and extend a wonderful family home



Guide Price £1,100,000

If you're searching for an exceptional opportunity including a beautiful plot approaching half an acre (0.474), plenty of space for extension, maybe possible redevelopment but certainly want to remodel and make a great family home to your own vision, then this is a rarity. The beautiful plot and position close to the town will support grand plans. A triple garage, swimming pool, three bedrooms, two bathrooms and five reception rooms combine to provide accommodation with huge scope in a glorious established setting.

ACCOMMODATION

Front door to

PORCH

ENTRANCE HALL

a spacious and light entrance with stairs to first floor and bi-folding doors to sitting room.

SITTING ROOM

open fire, stone hearth, French doors and sliding window feature.

CLOAKROOM

wc, wash hand basin.

STUDY

shelved cupboards.

DINING ROOM

a good shape and proportion for a large dining table, or as an extra reception room. French doors.

LAUNDRY/UTILITY

range of base and wall cupboard and drawer units, single stainless steel sink, space for appliances, "Sheila Maid" type airing rack, electric and gas meters and fuse box cupboard.

INNER HALL

door off to triple garage and through to

BREAKFAST/MORNING ROOM

French doors to rear and off to the snug.

KITCHEN

an early Poggenpohl kitchen fitted with a range of base and wall cupboard and drawer units, one and a half bowl stainless steel sink, appliances (not tested as working), four ring gas hob with hood over, Smeg double oven, Bosch dishwasher. Door off to

WINE STORE

with fitted cupboards, shelves and wine racks. Space for extra fridge freezer.

SNUG

patio doors to rear terrace and garden, corner fireplace incorporating log burner.

FIRST FLOOR LANDING

with hatch to roof space.

MAIN BEDROOM

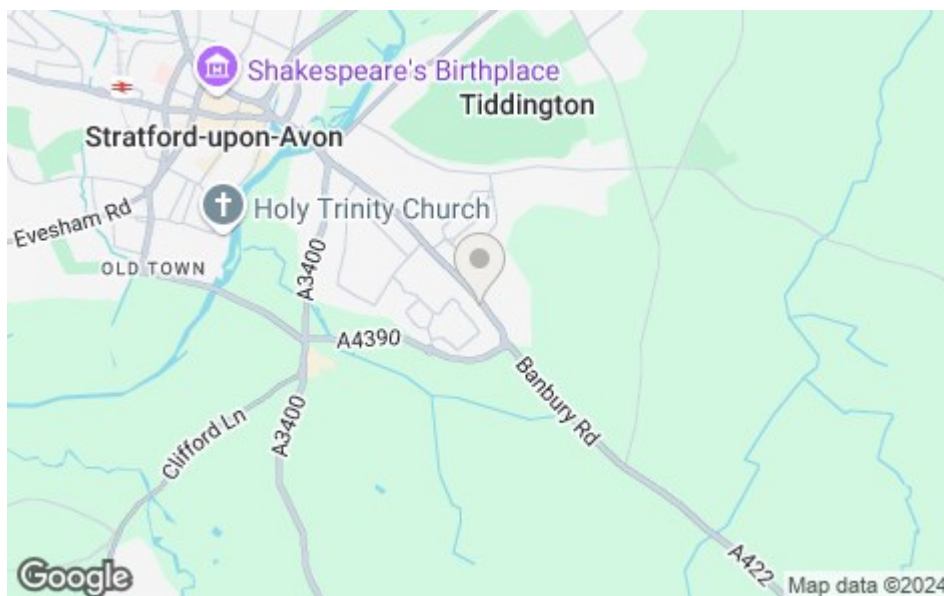
a well proportioned room with fitted furniture and cupboards and a great view over the rear garden.

BATHROOM

bath, shower over, wc, wash hand basin to built in cupboards, airing cupboard with hot water tank.







BEDROOM TWO

excellent double room with view as main bedroom, fitted wardrobes.

JACK AND JILL EN SUITE

shower, wc and wash hand basin, fitted cupboards.

BEDROOM THREE

door to en suite as before, view to front. A good double room with wardrobes.

OUTSIDE

TRIPLE GARAGE

single up and over remote door to front, Worcester gas fired central heating boiler, separate fuse box, internal partition, roof lights, internal drain, hatch to roof space.

FOREGARDEN

as with the rest of the plot, enjoying excellent privacy with mature hedges, well stocked borders, tarmac driveway and turning area. To the left hand side of the property a gated access leads through to a side area with a mower shed and plenty of space for discreet storage. Leading round to a terrace immediately adjoining the rear of the property.

REAR GARDEN

enjoying south-west facing aspect, cold water tap and mature hedges on either side with the main area of lawned garden leading to a secluded "pump house" with pump and filtration for the swimming pool. Beyond is the gated and fenced pool area with a kidney shaped pool, paving all around, high level hedging for excellent privacy, pool covers and a timber shed "changing room".

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.

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.

AGENTS NOTE: Probate has been applied for but not yet granted.

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

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.



Peter Clarke



Multi-award winning offices
serving South Warwickshire & North Cotswolds

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