

Peter Clarke



13 Wootton Close, Stratford-upon-Avon, CV37 7HA

- 0.21 acre corner plot
- Mature gardens
- Located south of the river
- Potential for extension STPP
- Quiet established cul-de-sac location
- Flexible space
- Two ground floor bedrooms.
Two first floor bedrooms
- Kitchen, Sitting/dining room
- Garage, workshop and garden room
- NO CHAIN



Offers Over £600,000

Situated on an 0.21 acre corner plot and with potential, is this four bedroom detached residence in an enviable location, in a quiet established cul-de-sac setting, south of the river. In and out drive, garage, workshop and garden room. NO CHAIN.

ACCOMMODATION

Front door leads to hall. L-shaped sitting/dining room with sliding doors to garden. Kitchen with wide picture window to front, double sink with taps over and granite worktops with upturn, cupboards and drawers, space and plumbing for dishwasher and washing machine, built in fridge, four ring electric hob, built in oven and grill. Bedroom One with built in wardrobes. Bedroom Two with built in wardrobes. Bathroom with wc, wash basin, bath, bidet and separate shower cubicle, tiled walls.

Stairs to first floor landing. Bedroom Three with wardrobes. Bedroom Four.

Outside there is a block paved in and out drive way with access to garage and inner hall. Workshop with power and light and with double glazed garden room. Front gardens are lawned with evergreen, shrub and perennial planted borders, gated access to rear garden. There is a range of mature trees, two greenhouses, lawned areas, patio and raised vegetable beds. The garden is enclosed by wood fencing and hedging.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

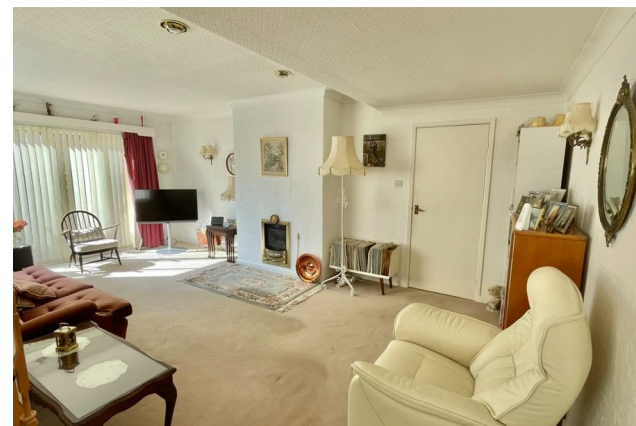
SERVICES: We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas heating to radiators.

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 F.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

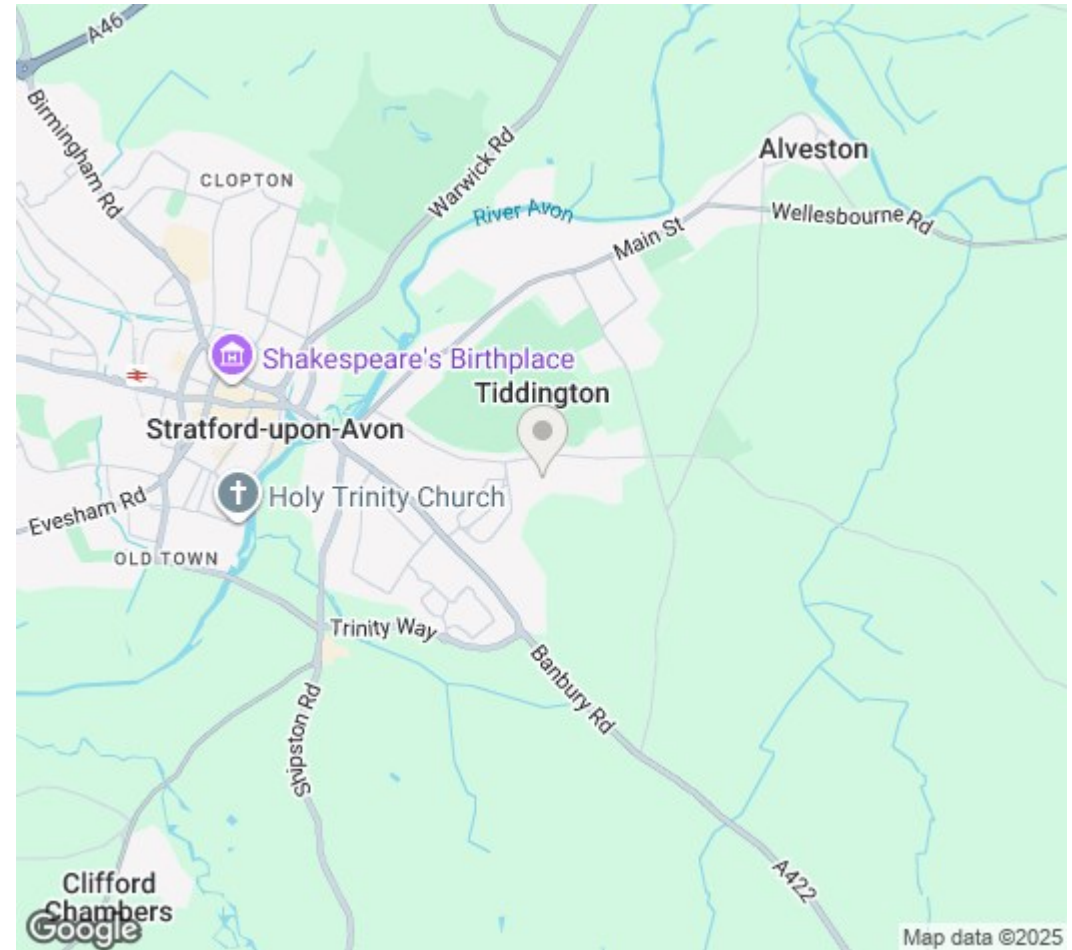
VIEWING: By Prior Appointment with the selling agent.



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Approximate Gross Internal Area = 137.50 sq m / 1480 sq ft
 Garage = 16.50 sq m / 178 sq ft
 Outbuilding = 21.33 sq m / 230 sq ft
 Total = 175.33 sq m / 1888 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



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.

Multi-award winning offices
serving South Warwickshire & North Cotswolds

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