

Peter Clarke



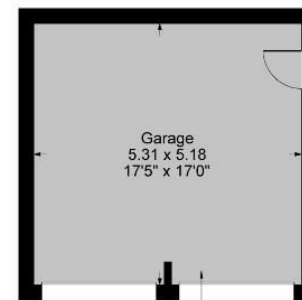
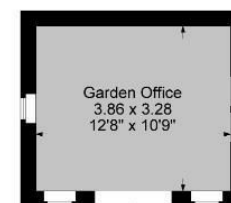
1 The Burrows, Newbold on Stour, Stratford upon Avon, CV37 8UP



# 1 The Burrows, Newbold-on-Stour



Approximate Gross Internal Area  
 Ground Floor = 112.80 sq m / 1214 sq ft  
 First Floor = 90.17 sq m / 971 sq ft  
 Outbuilding = 12.65 sq m / 136 sq ft  
 Garage = 27.50 sq m / 296 sq ft  
 Total Area = 243.12 sq m / 2617 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.



- Tucked away, private position
- Outstanding panoramic views
- Approx. 0.26 acre plot
- Superb extended 32ft kitchen/family room with bi-fold doors
- Two further reception rooms and study
- Five bedrooms and three bathrooms
- Gated driveway and double garage
- Gardens surrounding the property



Guide Price £970,000

Situated in an exceptional private position with outstanding, far reaching panoramic views, is this 2,617 sq.ft. (inc garage) five bedroom detached residence on an approx. 0.26 acre plot, with superb, extended 32 ft. kitchen/family room with bi-fold doors. Gated drive with ample parking, double garage and gardens surrounding the property.

### ACCOMMODATION

A front door leads to

### ENTRANCE HALL

with Amtico floor, understairs storage cupboard.

### SITTING ROOM

with dual aspect, feature open fire, double doors to

### SECOND SITTING ROOM

with French doors to rear.

### CLOAKROOM

with wc, wash basin, Amtico floor.

### STUDY

with Karndean floor.

### SUPERB EXTENDED KITCHEN/DINING/ENTERTAINING SPACE

having bi-folding doors with outstanding panoramic views, triple aspect atrium and Karndean floor. Range of fitted cupboards and composite work surface, sink and drainer, space for range oven with filter hood over, space for wine fridge, space for washing machine and dryer, built in dishwasher, island unit with bespoke teak work top/breakfast bar, downlighters.

### FIRST FLOOR LANDING

### MAIN BEDROOM

with dual aspect and outstanding views, two fitted wardrobes.

### EN SUITE

with wc, wash basin and bath with shower attachment, separate shower cubicle, tiled walls.

### BEDROOM TWO

with built in wardrobes.

### REFITTED EN SUITE

with wc, wash basin with cupboards below and surface, corner shower cubicle with rainfall shower head, fully tiled walls, downlighters, chrome heated towel rail.

### BEDROOM THREE

with built in wardrobes.

### BEDROOM FOUR

with built in wardrobes.

### BEDROOM FIVE

### REFITTED BATHROOM

with Duravit suite comprising double ended bath with central taps, wc, oval wash basin, separate shower cubicle with rainfall shower head, tiled walls, downlighters.

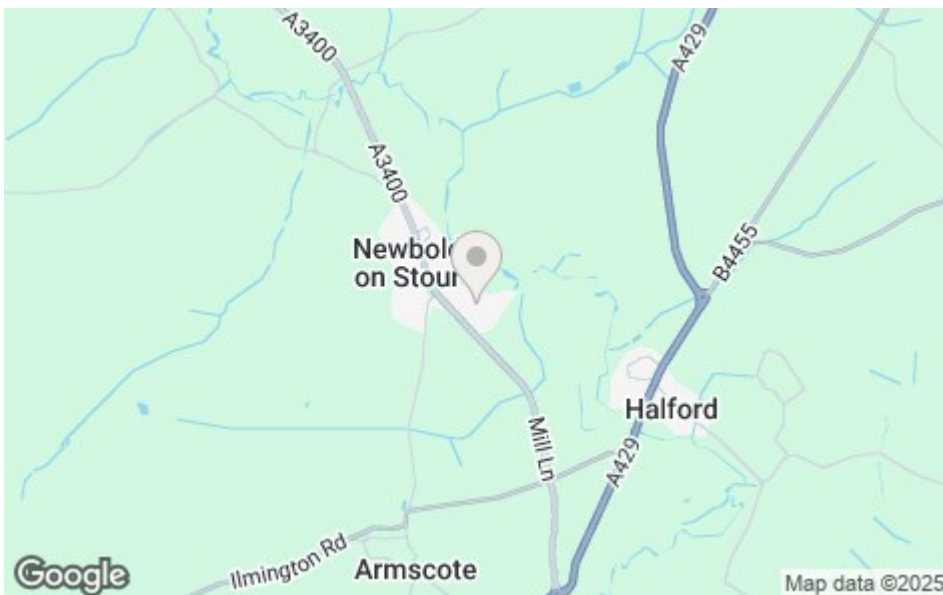












## OUTSIDE

There is five bar gated entrance to a large block paved driveway with access to

## DOUBLE GARAGE

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

## GARDENS

The gardens surround the property with lawn to front, post and rail fencing with views, mature trees, box hedging and planted borders. Decked area off the kitchen/family room and terraced seating area with outstanding views. Garden shed.

## SUMMERHOUSE/HOME OFFICE

with double glazed windows, French doors to front, power and light. Internet connection.

To the rear is a shaded seating area with mature trees, pergola with wisteria and grapevine, shed and greenhouse. Access to the rear of the garage.

## 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. Business grade fibre internet.

**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 G.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** C. 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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