

Peter Clarke



Wixford House 22 Elgin Gardens, Stratford-upon-Avon, CV37 7BG

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Approximate Gross Internal Area

Ground Floor = 83.75 sq m / 902 sq ft

First Floor = 56.22 sq m / 605 sq ft

Second Floor = 43.25 sq m / 466 sq ft

Garage = 27.87 sq m / 300 sq ft

Total Area = 211.09 sq m / 2273 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.



- Tucked away private position
- Large gated driveway and large double garage
- Attractive private gardens
- Flexible, well planned rooms
- Sought after location off Tiddington Road
- Very close to Stratford Golf Course



£825,000

A handsome double fronted detached residence tucked away in a private position with large gated driveway and situated within a short walk of Stratford Golf Course, just off the sought after Tiddington Road. Beautifully presented accommodation with flexible and well planned space, and very private gardens.

ACCOMMODATION

A front door leads to

ENTRANCE HALL

CLOAKROOM

with wc and wash basin, downlighters, wood panelling.

SITTING ROOM

dual aspect, stone effect fireplace housing coal effect gas fire. Double doors open to

LARGE GARDEN ROOM/CONSERVATORY

with glass roof, dwarf wall, tiled floor, radiators plus electric heaters and air conditioning. French doors to garden.

KITCHEN/DINING ROOM

dual aspect, one and a half bowl sink with extendable hose, granite work tops, five ring gas hob with glass splashback, pan drawers below, built in oven and grill, Neff microwave, warming drawer, built in fridge freezer, built in dishwasher.

UTILITY ROOM

with single bowl sink with granite work top, fitted cupboards, space and plumbing for washing machine.

FIRST FLOOR LANDING

with dual aspect.

MAIN BEDROOM

with dressing area.

EN SUITE BATHROOM

with wc, wash basin and large shower cubicle, tiled splashbacks, downlighters.

BEDROOM TWO

BEDROOM THREE

BATHROOM

with wc, wash basin and bath with shower screen and shower over, tiled splashbacks, downlighters.

SECOND FLOOR LANDING

with fitted wardrobes, airing cupboard.

BEDROOM FOUR

with dual aspect.

BEDROOM FIVE/STUDY

with fitted wardrobes and desk.

BATHROOM

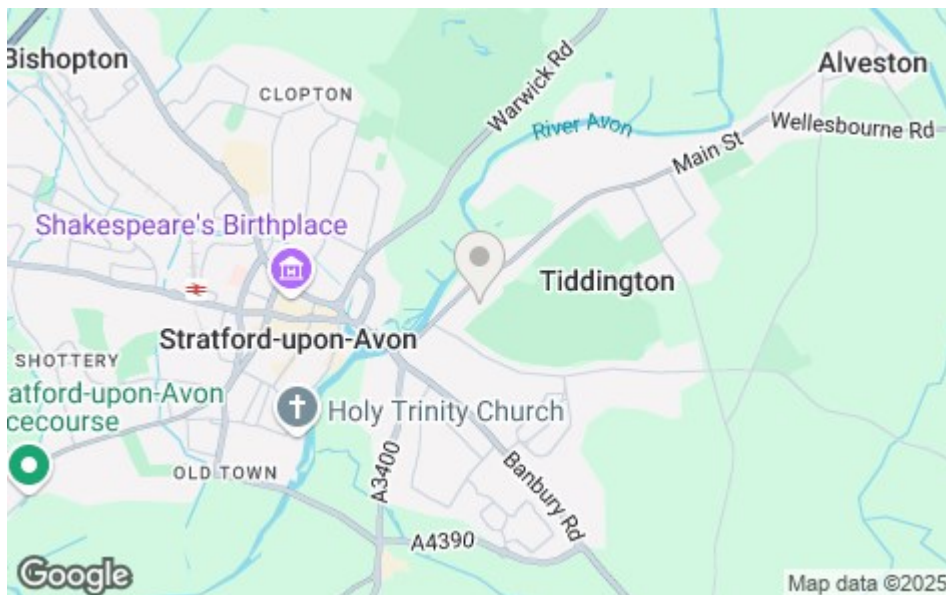
with wc, wash basin and bath with shower screen and shower over, tiled splashbacks, downlighters.

OUTSIDE

There is a shared block paved drive leading to double gated wrought iron entrance to a large tarmacadamed off road parking area, railings with gate to front door with grapevine and wisteria.







DOUBLE GARAGE

with electric roller door to front with remote, power and light.

REAR GARDEN

with circular patio area, raised planted borders with pollarded Ligustrum Japonica trees. Gravel steps lead to a timber edged raised vegetable patch area with garden shed and greenhouse.

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. Gas heating to radiator with dual zone central heating.

AGENTS NOTE: There is a charge of £25pcm for maintenance of the communal areas.

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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