

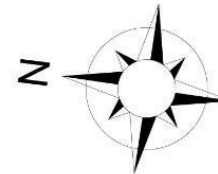
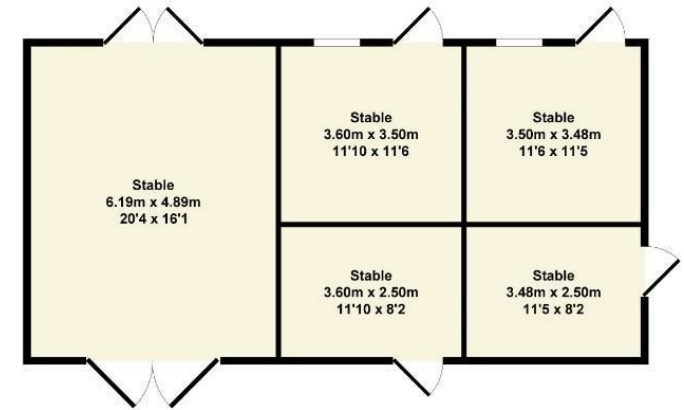
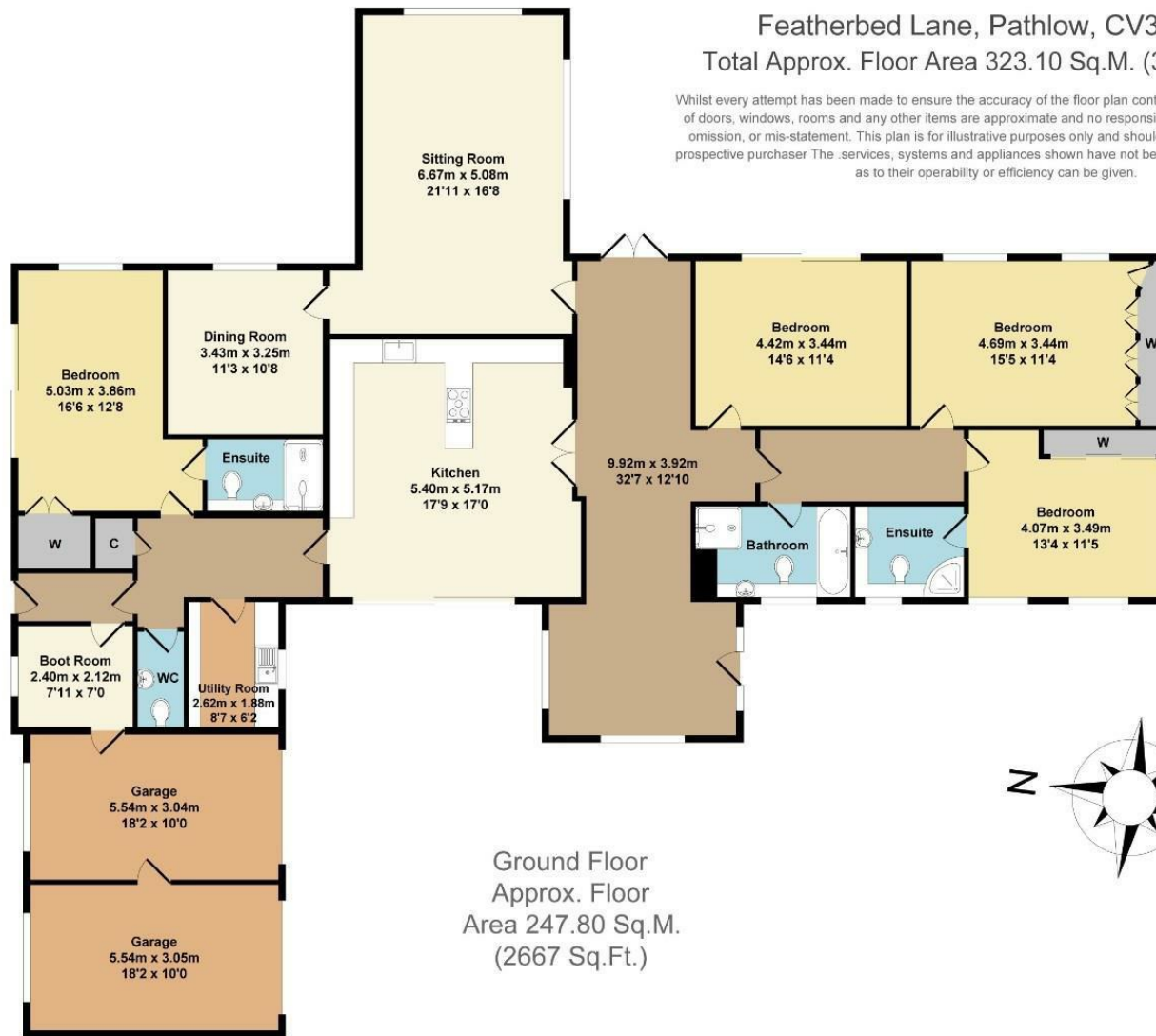
Peter Clarke



Schiehallion, Featherbed Lane, Pathlow, Stratford-upon-Avon, Warwickshire, CV37 0ER

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Total Approx. Floor Area 323.10 Sq.M. (3478 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



- Outstanding four bedroom detached bungalow residence
- G.I.A. circa 3,478 sq.ft. (inc garage)
- Detached "stable" building
- Separate driveway providing work from home/potential investment/cars or income solutions (STPP)
- Beautifully executed remodelling
- Superb recent appointments and excellent presentation
- Early viewing essential



Offers Over £1,100,000

An outstanding four bedroom bungalow residence in gardens, grounds and paddock extending to over four acres (4.15), and overall gross internal area of 3,478 sq.ft./323 sq.m. (inc garage). The sale also includes a detached stable building (circa 812 sq.ft.), and separate driveway perhaps providing work from home/potential investment/cars or income solutions subject to any necessary consents. Beautifully executed remodelling, superb recent appointments and excellent presentation. Early viewing is essential.

From Featherbed Lane a pair of electrically operated gates open to a tarmac driveway with lawns on either side leading up to a parking and turning area in front of the double garage.

ACCOMMODATION

A front door opens to

ENTRANCE HALL

with feature window filling the area with light, herringbone patterned floor featured throughout. French doors to rear terrace and garden.

FANTASTIC FAMILY KITCHEN AND DINING ROOM

sliding doors to raised deck, painted range of base and wall cupboard and drawer units with granite (marble?) surfaces, AEG induction hob, Elica remote extractor/light unit to the ceiling, Hotpoint dishwasher, AEG twin ovens, one with microwave and grill combination including warming drawer and the other fan assisted. Integrated fridge and separate integrated freezer, wide pan drawers, stainless steel sink, boiling tap.

INNER HALL

located off the kitchen and off to

LAUNDRY

with stainless steel sink, space for washing machine, space for tumble dryer, fitted cupboards.

CLOAKROOM

with wc and wash hand basin to built in cupboards and wardrobe cupboard.

PRINCIPAL BEDROOM

an excellent double room with sliding doors to rear deck and wardrobes.

EN SUITE SHOWER ROOM

wc, wash hand basin and good sized shower, chrome towel rail.

BACK HALL

off to

BOOT ROOM/DOG ROOM

and leading off to the garages.

SITTING ROOM

being spacious and light, well proportioned and overlooking the gardens. App controlled electric flame effect fire, TV recess, panelled wall.

DINING ROOM

overlooking garden, column radiator, part vaulted ceiling with concealed lighting.







BEDROOM FOUR

sliding doors to rear terrace. Presently used as a sitting room and is flexible in use.

FRONT INNER HALL

hatch and electrically operated ladder to roof space which is a useful size with potential.

BATH AND SHOWER ROOM

bath, wash hand basin and shower, wc, chrome towel rail.

GUEST BEDROOM

with shutters and wardrobes.

EN SUITE SHOWER ROOM

wash hand basin, wc and quad shower, built in cupboards.

BEDROOM THREE

fitted wardrobes and overlooking garden, an excellent double room.

OUTSIDE

EXTENSIVE LAWNED GARDENS

The gardens lie on all sides and are predominantly laid to lawn. There are mature boundaries providing considerable privacy. There is a large sun terrace and additionally a raised deck beside the kitchen. A further large private courtyard and deck lies outside the principal bedroom at the rear of the property. External lighting, sockets and cold water taps at various positions, together with hot and cold dog wash taps at the rear.

TWIN GARAGES

with interconnecting door and remote twin doors to front.

SECOND GATED ACCESS

leads off Featherbed Lane to a further tarmac driveway which approaches the

BRICK AND TILE OUTBUILDING

perhaps built more as a house than a stable, and thought flexible in use subject to any necessary planning permission, circa 812 sq.ft.

PADDOCK

There is an agricultural paddock included in the sale and the whole property extends to over four acres (4.15) approximately.

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 and water are connected to the property. There is a private drainage system with a septic tank being located in the orchard. 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. A wayleave agreement is in place for electricity poles with Western Power.

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.





Multi-award winning offices
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