

Peter Clarke



68 Loxley Road, Stratford-upon-Avon, CV37 7DR



# 68 Loxley Road, Stratford-upon-Avon



Outbuilding

Ground Floor

First Floor

Approximate Gross Internal Area  
 Ground Floor = 139.56 sq m / 1502 sq ft  
 First Floor = 157.46 sq m / 1695 sq ft  
 Garage = 25.38 sq m / 273 sq ft  
 Outbuilding = 8.97 sq m / 97 sq ft  
 Total Area = 331.37 sq m / 3567 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.



- Sought after location within walking distance of town centre
- Completed in 2022
- Substantial approx 3,470 sq.ft. of beautifully finished accommodation (inc garage)
- Adjoining KES playing fields to the rear
- High quality kitchen/breakfast room
- Large open plan sitting/dining room and further reception room
- Five bedrooms, three bathrooms
- In and out drive and integral garage
- South facing rear garden



£1,495,000

A substantial detached residence situated on the Loxley Road within walking distance of the town centre, providing approx 3,470 sq.ft. of luxury accommodation (inc garage), and adjoining KES playing fields to the rear. Beautifully finished accommodation with flexible space, impressive reception hall with central oak staircase, five first floor bedrooms, three bathrooms, large in and out drive, integral garage and attractive south facing rear gardens.

## ACCOMMODATION

### LARGE PORCH

leads via double front doors to

### SUPERB ENTRANCE HALL

with central oak staircase to galleried landing, porcelain floor. Double doors to

### SITTING/DINING ROOM

with two sets of bi-folding doors, porcelain floor, stone fireplace housing wood burning stove.

### HIGH QUALITY KITCHEN/BREAKFAST ROOM

with quartz work tops and splashbacks, contemporary grey units, sink with extendable hose and water filter, five burner Miele hob with filter hood over, two Neff built in ovens, warming drawer, space for fridge freezer, porcelain floor, central island with quartz work top, breakfast bar, pan drawers.

### FLEXIBLE RECEPTION ROOM/POSSIBLE BEDROOM

with bay window to front.

### POTENTIAL EN SUITE

with tiling to floor and walls, shower tray with shower.

## UTILITY

with fitted cupboards, sink with extendable hose, space and plumbing for washing machine and dryer, tiled splashbacks and floor.

## CLOAKROOM

with suspended wc, pedestal wash basin with cupboards below, tiled splashbacks, tiled floor.

## SUPERB FIRST FLOOR GALLERIED LANDING

with oak balustrade, providing LIBRARY/STUDY AREA.

## MAIN BEDROOM

with fitted wardrobes.

## EN SUITE

with wc, wash basin and large shower cubicle with rainfall shower head and shower attachment, fitted cupboards, fitted cabinet, contemporary tiling.

## BEDROOM TWO

view of playing field to rear, fitted wardrobes.

## BEDROOM THREE

## EN SUITE

with wc, wash basin and shower cubicle with rainfall shower head, bathroom cabinet.

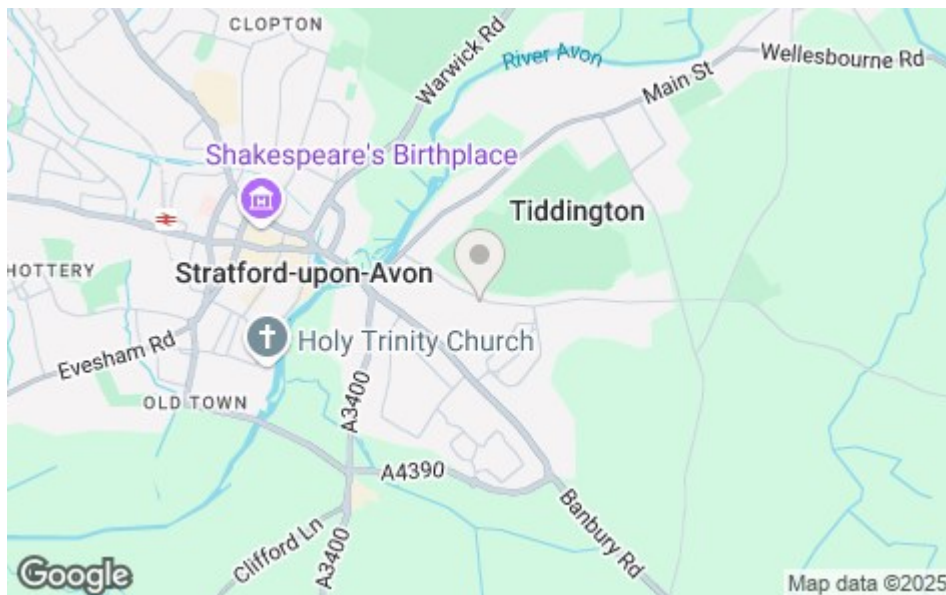












## **BEDROOM FOUR**

## **BEDROOM FIVE**

with large storage cupboard and views of playing fields to rear.

## **FAMILY BATHROOM**

with wc, wash basin and bath with shower over and shower attachment, contemporary tiling.

## **OUTSIDE**

There is a block paved in and out driveway to the front, wall to front, planted border, gated access to both sides leading to

## **GARAGE**

with electric roller door to front, sink and cupboards, boiler cupboard.

## **SOUTH FACING REAR GARDEN**

with full width porcelain patio, lawn, planted borders, raised vegetable beds, further patio, brick built store with power and light. The garden is enclosed by wood fencing.

## **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 on the first floor, under floor heating on the ground floor.

**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:** B. 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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