



Peter Clarke

10 Hogarth Road, Stratford-upon-Avon, CV37 9YU

10 Hogarth Rd



Ground Floor

Garage



First Floor

Approximate Gross Internal Area = 222.81 sq m / 2398 sq ft  
(Including Garage)

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

- Four double bedrooms, two en-suites
- Well stocked rear garden
- Double garage plus driveway for two cars
- Cul de sac location
- Ideal family home just one mile from Stratford town centre



£850,000

Nestled in a tranquil cul-de-sac just one mile from Stratford town centre, this splendid four double bedroom detached house offers an ideal family home. With three spacious reception rooms, there is ample space for both relaxation and entertaining. The property boasts two en-suites and a family bathroom, ensuring convenience for busy households. The well-stocked rear garden is a delightful feature, perfect for outdoor activities, gardening, or simply enjoying a Summers' evening. Having been lovingly cared for by the current owner for the last 20 years, this home is in a peaceful setting, all while being close to the amenities Stratford upon Avon has to offer.

## ACCOMMODATION

### ENTRANCE HALL

### CLOAKROOM

with wc, wash hand basin with useful storage under.

### SITTING ROOM

with a large brick fireplace as a focal point of the room, hosting an open fire. Double doors through to

### SECOND RECEPTION ROOM

with sliding doors onto the garden.

### STUDY

being dual aspect.

### DINING KITCHEN

matching wall, base and drawer units with work surface over and incorporating one and a half bowl sink and drainer unit, cooker, slimline dishwasher and space for washing machine. Rear access to garden and pantry allowing access to garage.

### LANDING

with loft access and airing cupboard housing hot water tank.

### MAIN BEDROOM

built in wardrobes.

### EN SUITE

comprising shower cubicle, wc and wash hand basin with useful drawer storage under, wall mounted heated towel rail.

### BEDROOM TWO

built in wardrobes and dressing area.

### EN SUITE

comprising bath with shower over, wc and pedestal wash hand basin.

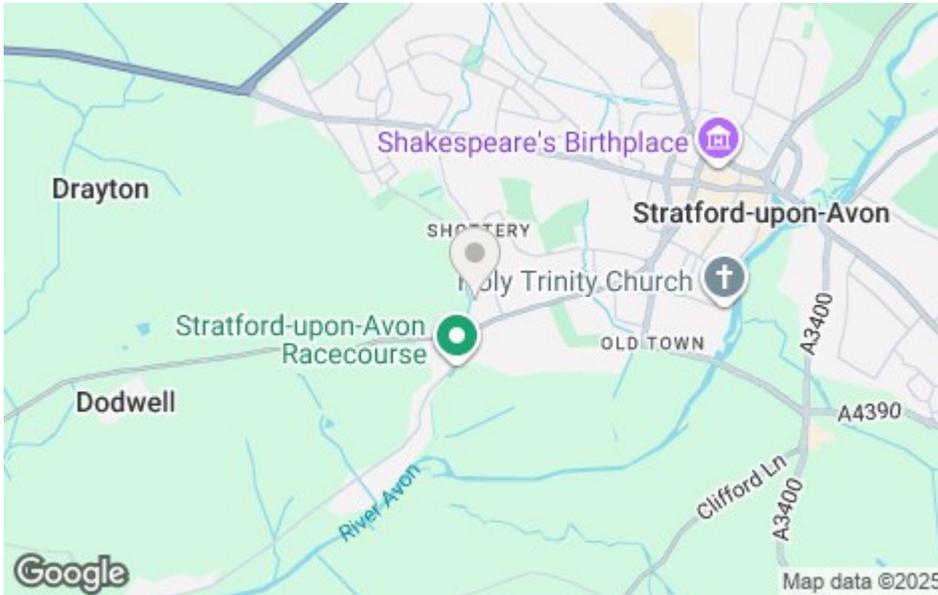
### TWO FURTHER DOUBLE BEDROOMS

### BATHROOM

comprising a barely used white suite of bath with shower over, wc and wash hand basin with useful storage under.







## OUTSIDE

To the rear is a paved patio leading to a lawned garden, well stocked with a variety of flowers, shrubs and flower bed borders. Gated side access and outside tap.

## DOUBLE GARAGE

with up and over door. Driveway parking for two cars.

## 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 central heating.

**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:** D. 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  
serving South Warwickshire & North Cotswolds

53 Henley Street, Stratford-upon-Avon, Warwickshire, CV37 6PT  
Tel: 01789 415444 | [stratford@peterclarke.co.uk](mailto:stratford@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)

Peter Clarke

