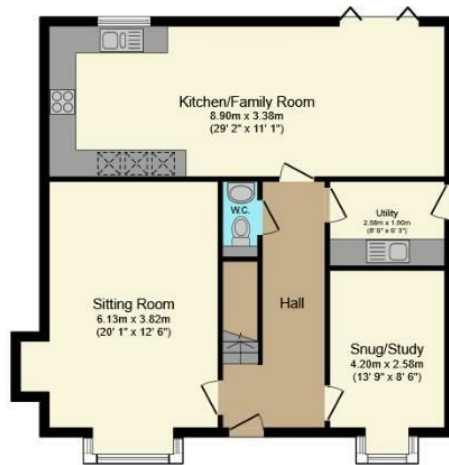


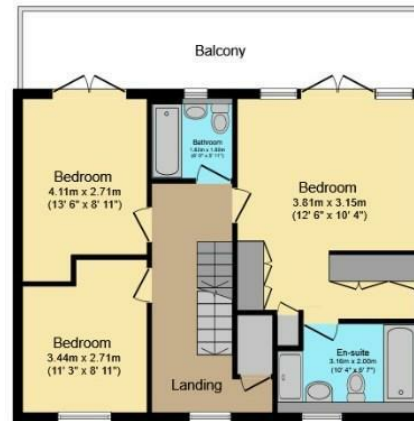


9 The Holt, Nr Welford on Avon, Stratford-upon-Avon, CV37 9UE

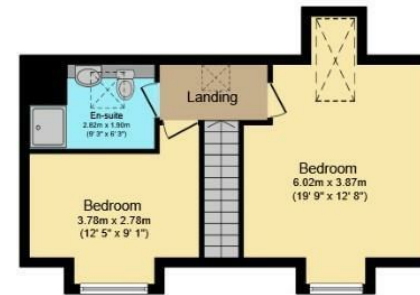
9 The Holt, Binton, Stratford-upon-Avon, CV37 9UE



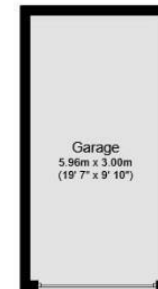
Ground Floor
Floor area 82.4 sq.m. (887 sq.ft.)



First Floor
Floor area 62.6 sq.m. (673 sq.ft.)



Second Floor
Floor area 41.6 sq.m. (448 sq.ft.)



Garage
Floor area 17.6 sq.m. (189 sq.ft.)

Total floor area: 204.1 sq.m. (2,197 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

- Elevated position with outstanding views to the River Avon
- Gated, private setting
- Finished to a high standard
- Built in 2020 with NHBC remaining
- Two reception rooms, large kitchen/family room with bi-fold doors
- Five bedrooms, three bathrooms
- Excellent deep and full width first floor balcony
- Parking, garage and easy to maintain gardens



Offers Over £800,000

In an elevated position with large balcony boasting outstanding views over fields and to the River Avon, is this five bedroom, three bathroom detached three storey residence in a private gated setting and situated on the edge of the village. Built in 2020 by Duchy Homes with a high quality finish and NHBC remaining. Two reception rooms plus large kitchen/family room with bi-fold doors.

ACCOMMODATION

A front door leads to

ENTRANCE HALL

with Amtico floor and stairs to first floor landing.

SITTING ROOM

with bay window to front, Amtico floor, wood burner.

SNUG/STUDY

with bay window to front, Amtico floor.

CLOAKROOM

with wc, wash basin, tiled floor, downlighters.

KITCHEN/FAMILY ROOM

with bi-fold doors to garden having outstanding views over fields and to the River Avon, range of cupboards with silestone work surface, one and a half bowl sink unit, wine cooler, Siemens five ring induction hob with filter hood over, Two Siemens built in ovens and grill, built in dishwasher, tiled floor, downlighters.

UTILITY ROOM

with range of cupboards and work surface, sink, space and plumbing for washing machine and dryer, access to LPG boiler.

FIRST FLOOR LANDING

MAIN BEDROOM

with part wood panelling to walls, double doors to large full width BALCONY with glass screen, enjoying fantastic views over the river, composite decking.

DRESSING AREA

with excellent range of wardrobes.

EN SUITE BATHROOM

with wc, wash basin with cupboards below, large shower cubicle with rainfall shower head, tiled floor, downlighters.

BEDROOM FOUR

also with doors to the full width balcony at the rear of the property.

BEDROOM FIVE

BATHROOM

with wc, wash basin with cupboards below, bath with shower over, chrome heated towel rail, airing cupboard with hot water cylinder.

SECOND FLOOR LANDING

with roof window.

BEDROOM TWO

with dual aspect, fold out roof window to create balcony with views.







BEDROOM THREE

BATHROOM

with wc, wash basin with cupboards below and large shower cubicle, tiled floor, roof window.

OUTSIDE

There is a communal gated entrance leading to a private road, leading to drive with block paved off road parking and EV charging point. Planted border to front and gated access to side leading to rear garden.

GARAGE

REAR GARDEN

with large full width decked area, lawn, planted borders, shed, outstanding views.

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 and water are connected to the property. However this should be checked by your solicitor before exchange of contracts. LPG heating with communal tanks. Underfloor heating to ground floor, radiators to first floor. Drainage is pumped to the main sewer. We have been advised by the vendor there will be a maintenance charge of between £400 to £500 per year for the communal areas, electric gates, etc.

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.





Multi-award winning offices
serving South Warwickshire & North Cotswolds

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Peter Clarke

