

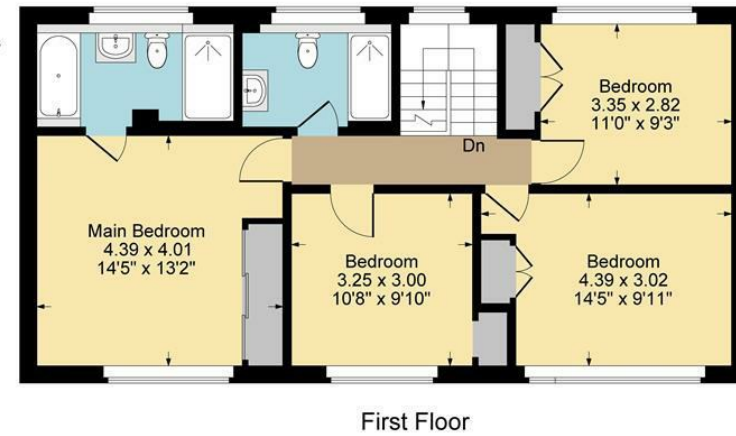
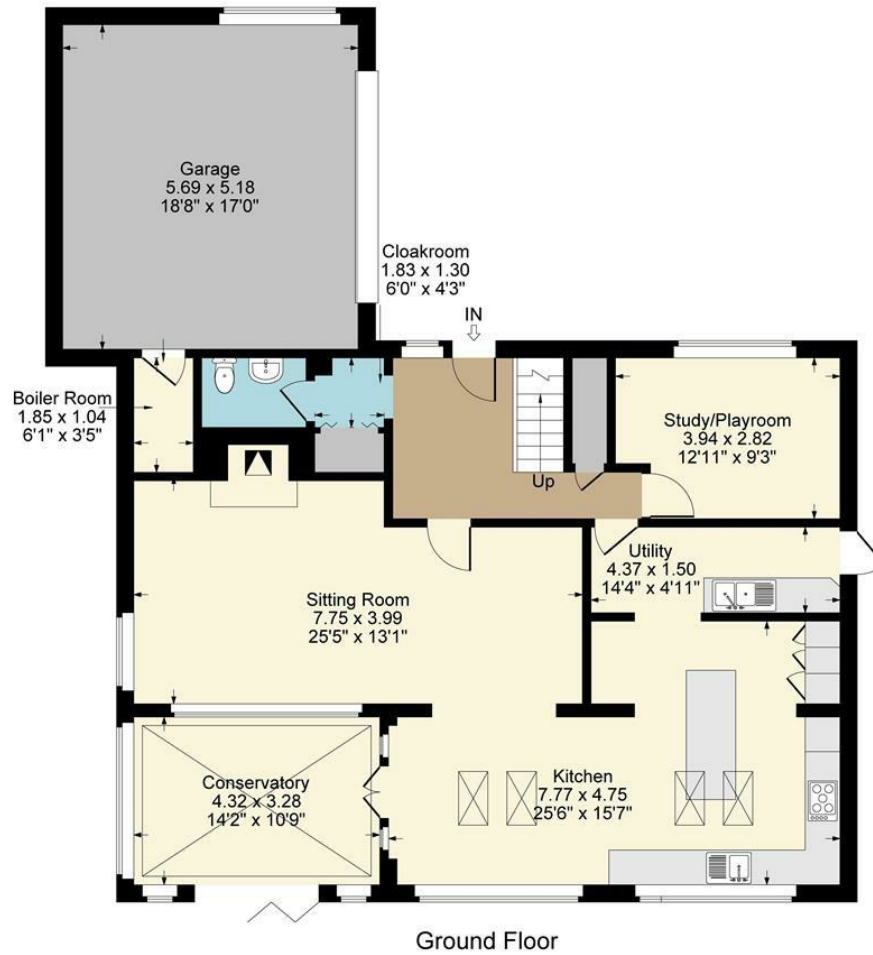
Peter Clarke



4 Churchfields, Headland Road, Welford on Avon, Warwickshire, CV37 8ES

4 Churchfields, Welford-on-Avon

Approximate Gross Internal Area
 Ground Floor = 114.60 sq m / 1234 sq ft
 First Floor = 73.08 sq m / 787 sq ft
 Garage = 29.48 sq m / 317 sq ft
 Total Area = 217.16 sq m / 2338 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



- Private cul de sac location
- Walking distance of Welford on Avon Primary School
- Extended to the rear
- Large windows meaning lovely light accommodation throughout
- Generous lawned rear garden
- Double garage with electric door
- NO ONWARD CHAIN



Asking Price £875,000

In a private cul-de-sac of just four homes is this recently improved and extended, four DOUBLE bedroom detached family home, offering flexible family living and located just a stones throw from the hugely popular Welford Primary School. With a generous lawned garden to the rear and a double garage with drive to the front, we believe this home is ideal for families looking to embrace everything village life has to offer, but being able to easily access both Stratford upon Avon and the Cotswolds. NO ONWARD CHAIN

ACCOMMODATION

ENTRANCE HALL

two storage cupboards and recessed coat storage.

CLOAKROOM

wc and pedestal wash hand basin.

SITTING ROOM

cast iron wood burner set into fireplace. Opening through to

DINING KITCHEN

with matching wall, base and drawer units with work surface over and incorporating one and a half bowl stainless steel sink and drainer unit, four ring Neff electric hob with overhead Neff extractor and further Neff appliances including oven, grill and dishwasher. Generous storage including pull out pantry and pan drawers, space for fridge freezer. Underfloor heating.

UTILITY ROOM

matching wall and base units with work surface over and incorporating one and a half bowl stainless steel sink and drainer unit, space for

washing machine and tumble dryer, door to side.

CONSERVATORY

with double doors to garden.

STUDY/PLAYROOM

FIRST FLOOR LANDING

loft access with pull down ladder.

MAIN BEDROOM

built in wardrobes with sliding mirrored front.

REFITTED FOUR PIECE EN SUITE

comprising bath, walk in shower, wc with concealed cistern and wash hand basin with useful drawer storage under, wall mounted shaver socket and vanity mirror with inbuilt light, wall mounted heated towel rail, under floor heating.

THREE FURTHER DOUBLE BEDROOMS

all with built in storage.

REFITTED SHOWER ROOM

walk in shower, wc with concealed cistern, large sink with drawers under, wall mounted heated towel rail, under floor heating.







OUTSIDE

To the rear is a generous garden having a paved patio running along the back of the home which in turn leads to a wonderful private lawned garden enclosed by a variety of trees, shrubs and plants. There is an oak tree on the boundary line with a T.P.O. Gated access to front from both sides, outside tap. Concealed steel oil tank to the side.

DOUBLE GARAGE

with electric up and over door, power, light and additional storage into eaves. Door to brick store housing Worcester oil fired boiler. Driveway for two vehicles.

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, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Oil fired 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.





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serving South Warwickshire & North Cotswolds

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