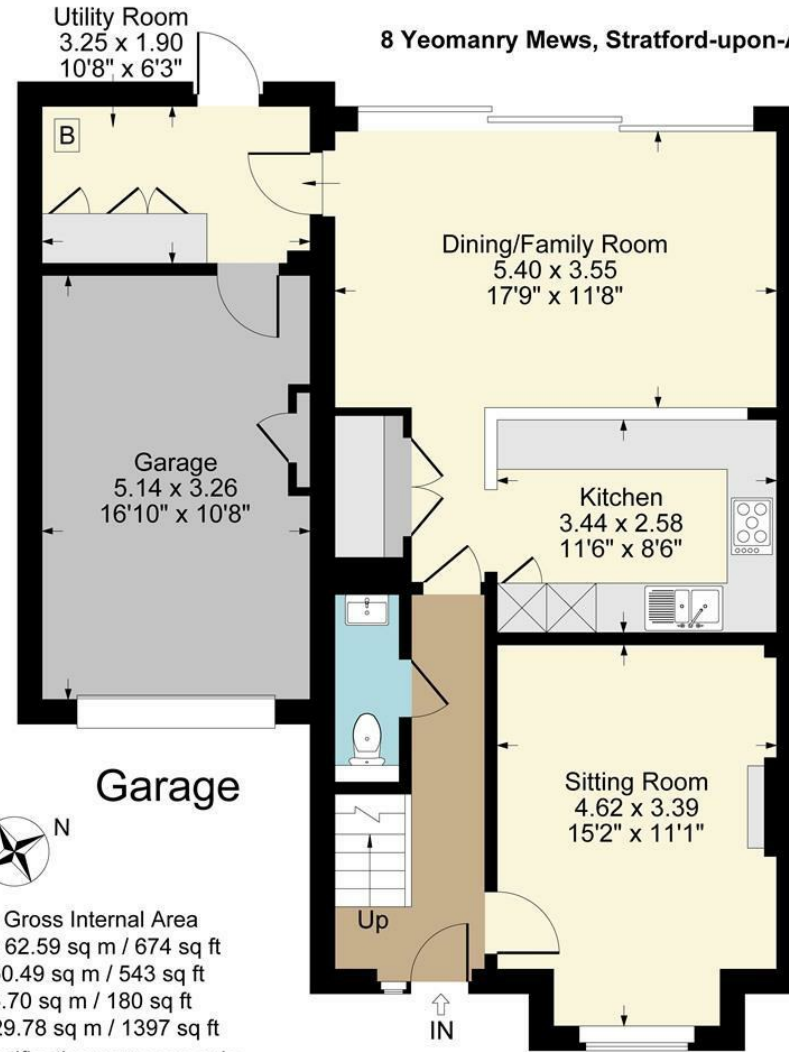


Peter Clarke

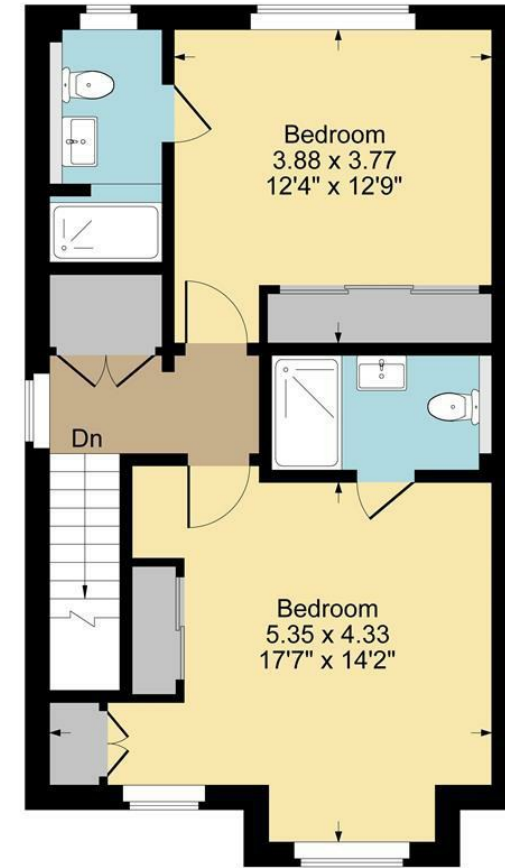


8 Yeomanry Mews, Broad Street, Stratford-upon-Avon, CV37 6FJ

8 Yeomanry Mews, Stratford-upon-Avon



Ground Floor



First Floor

Approximate Gross Internal Area
Ground Floor = 62.59 sq m / 674 sq ft
First Floor = 50.49 sq m / 543 sq ft
Garage = 16.70 sq m / 180 sq ft
Total Area = 129.78 sq m / 1397 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

- NO CHAIN
- Quality mews development on a private road
- One of just ten properties in sought after Old Town
- Parking for two/three cars, plus garage
- Built in 2023 by Castle Homes
- Hall, cloakroom, sitting room, kitchen/dining/entertaining space
- Two luxurious bedroom suites with en-suites
- Parking for two/three cars, and garage
- Private gardens



Guide Price £695,000

Built in 2023 by Castle Homes, is this exceptional freehold mews property situated in Old Town, with parking for two/three cars, plus garage, finished to a very high standard. Being one of just ten properties on a private road and benefitting from well-planned luxurious accommodation to include sitting room, large kitchen/family room, two large bedrooms, both en-suite, garage and private gardens. NO CHAIN.

ACCOMMODATION

A front door leads to

ENTRANCE HALL

with oak floor and downlighters.

CLOAKROOM

with wc, wash basin and downlighters.

SITTING ROOM

with oak floor, window shutters, downlighters, fireplace with coal effect gas fire.

KITCHEN/DINING/ENTERTAINING SPACE

with range of cupboards and silestone work tops with upturn, one and a half bowl sink, Bosch appliances including five ring induction hob with filter hood over, two ovens and grill, built in fridge freezer, built in dishwasher, pan drawers, warming drawer. Utility cupboard with Bosch washing machine and condenser. Oak floor, downlighters, excellent full width sliding doors to courtyard style garden and remote controlled blinds.

UTILITY/STORES

with storage cupboards, gas heating boiler. Door to garage.

FIRST FLOOR LANDING

with double doors to large storage cupboard.

BEDROOM ONE

window shutters, double doors to wardrobes, sliding doors to wardrobes, downlighters.

LUXURY EN-SUITE

with large shower cubicle with rainfall shower head, wc and wash basin, contemporary grey tiling to all walls, tiled floor, downlighters, chrome heated towel rail.

BEDROOM TWO

window shutters, sliding doors to wardrobes.

LUXURY EN-SUITE

with large shower cubicle with rainfall shower head, wc, wash basin, downlighters, tiled floor, contemporary grey tiling to all walls, chrome heated towel rail, window shutter.

OUTSIDE

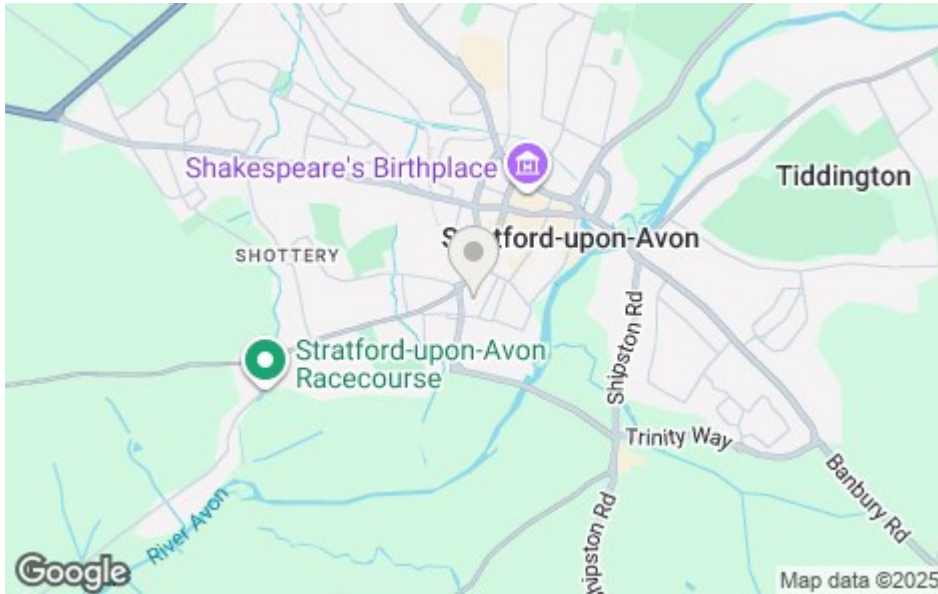
There is a private road leading to parking for two/three cars, plus a garage.

GARAGE

with electric door to front, power and light.







REAR GARDEN

with patio, lawn, raised beds and enclosed by wood fencing and wall, with gated access to side.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. We have been advised by the vendor that there is a current maintenance charge of approximately £400 per annum for maintenance of the communal areas. 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 is under floor heating to ground floor, radiators to first 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 E.

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.





Multi-award winning offices
serving South Warwickshire & North Cotswolds

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Peter Clarke

