

Peter Clarke

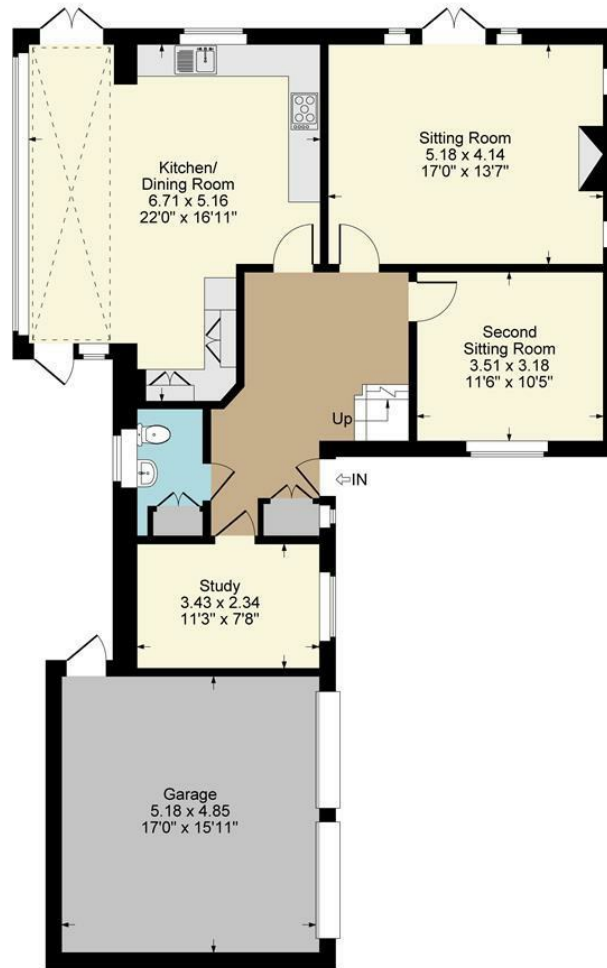


3 Jacksons Orchard, Long Marston, Stratford-upon-Avon, CV37 8RU

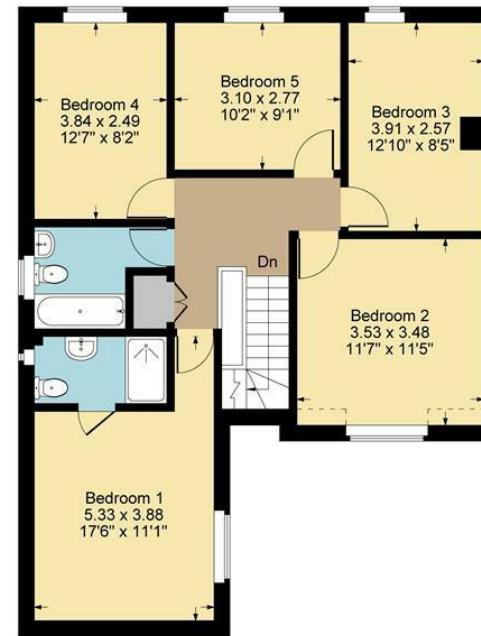
### 3 Jacksons Orchard, Long Marston



Approximate Gross Internal Area  
 Ground Floor = 91.51 sq m / 985 sq ft  
 First Floor = 75.85 sq m / 817 sq ft  
 Garage = 25.13 sq m / 271 sq ft  
 Total Area = 192.49 sq m / 2073 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.



Ground Floor



First Floor

- Secluded, private position
- Five bedroom detached village house
- Double garage and driveway
- Two reception rooms and kitchen/dining room
- Main bedroom with en suite
- Family bathroom
- Located at the rear of the development
- Viewing highly recommended



Offers Over £550,000

In a secluded and private tucked away position is this substantial five bedroom detached house with double garage, driveway and gardens on two sides. Further benefits include a kitchen/dining room, sitting room, second sitting room and study. Located in a popular village location with amenities and surrounded by countryside.

## ACCOMMODATION

### ENTRANCE HALL

with tiled flooring.

### CLOAKROOM

with opaque window to rear, pedestal wash hand basin, wc and tiled flooring.

### STUDY

with window to front.

### SITTING ROOM

with double doors to rear and windows to side.

### SECOND SITTING ROOM

with window to side.

### REFURBISHED KITCHEN/DINING ROOM

with range of matching wall and base units with granite work top over and incorporating sunken double sink, microwave, space for range cooker, space for dishwasher, utility area with washing machine and tumble dryer, stone floor and feature glass extension with double doors to garden.

### FIRST FLOOR LANDING

with loft hatch, airing cupboard housing immersion water tank and slatted shelving.

### MAIN BEDROOM

with window to rear.

### EN SUITE SHOWER ROOM

with a double width shower cubicle, pedestal wash hand basin, wc, tiled floor, chrome heated towel rail.

### BEDROOM

with window to rear.

### BEDROOM

with windows to rear and side.

### BEDROOM

with window to rear.

### BEDROOM

with window to front.

### BATHROOM

bath with shower over, pedestal wash hand basin, wc, heated towel rail, tiled walls and floor.

### OUTSIDE

To the front is a brick paved driveway with parking for several vehicles, stone chipping beds, gate to side. EV charging point.

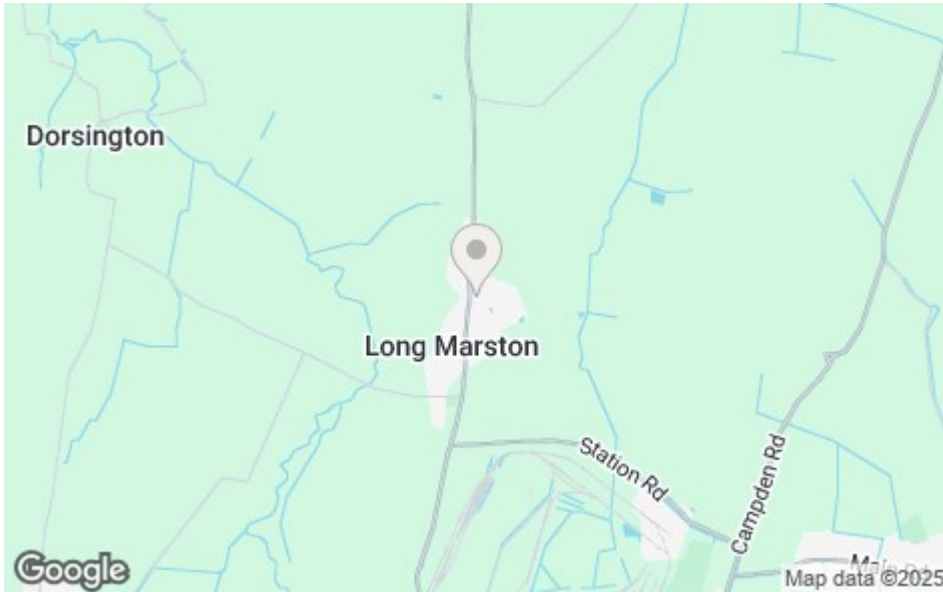












### **DOUBLE GARAGE**

with two up and over doors, internal power and light, partly boarded loft space, pedestrian door to rear.

### **REAR GARDEN**

largely laid to lawn with a mix of paved pathways and patios, planted beds, mature shrubs and trees. Panelled fence boundaries.

### **GENERAL INFORMATION**

**TENURE:** The property is understood to be freehold although we have not seen evidence. 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 heating. Solar panels.

**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. There is a shared driveway to access the development with a monthly contribution of £25 towards the upkeep.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band F.

**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.







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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)

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