



Peter Clarke

4 Wheatsheaf Way, Stratford-upon-Avon, CV37 0DY



- Built by Miller Homes in 2017
- Four bedrooms, main bedroom with en suite
- Garage and tandem parking to the rear
- Two reception rooms
- Accessed via a pedestrian footpath



£494,500

Built by Miller Homes in 2017 is this detached, four bedroom, two reception room home, conveniently located on the north side of Stratford and offering convenient access to both the town centre, and rail and motorway links. Approached via a pedestrian footpath, this home boasts a concealed frontage with a garage and parking at the rear. Well presented and modern throughout, this property offers flexible and versatile living.

#### ACCOMMODATION

Entrance hall. Cloakroom with wc and wash hand basin. Study. Sitting room with bay window to front. Dining kitchen with matching wall, base and concealed drawer units with work surface over and incorporating one and a half bowl sink and drainer unit, refitted five ring gas hob and overhead extractor fan, integrated Zanussi oven and grill, and dishwasher, space for fridge freezer, island with storage under, door to understairs storage cupboard, double doors to garden. Utility with matching wall and base units with work surface over incorporating sink, space for washing machine and tumble dryer, wall mounted boiler (refitted January 2025), door to side.

Landing with loft access (not boarded), storage cupboard. Main bedroom with built in wardrobes. En suite with shower cubicle, wc and wash hand basin, wall mounted overhead storage and wall mounted heated towel rail. Three further bedrooms. Bathroom with white suite comprising bath, shower over, wc, wash hand basin, wall mounted heated towel rail.

Outside to the rear is a garden mainly laid to lawn with two decked seating areas and a paved pathway surrounding the edge. Gated side access to front, pedestrian access to the garage and gated access to rear. Garage located at the rear of the property. The rear of the garage has been partially converted to it's current use as a bar, the front of the garage is currently used as storage with up and over door, power and light, and storage into eaves (it should be noted that these two areas are purely separated by a stud wall and could therefore be returned back to a full garage if required). Tandem parking for two cars. Pedestrian access to the front door is located off a footpath from Wheatsheaf Way.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. There is an annual service charge payable of £260 pa. 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 F.

**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.



# 4 Wheatsheaf Way



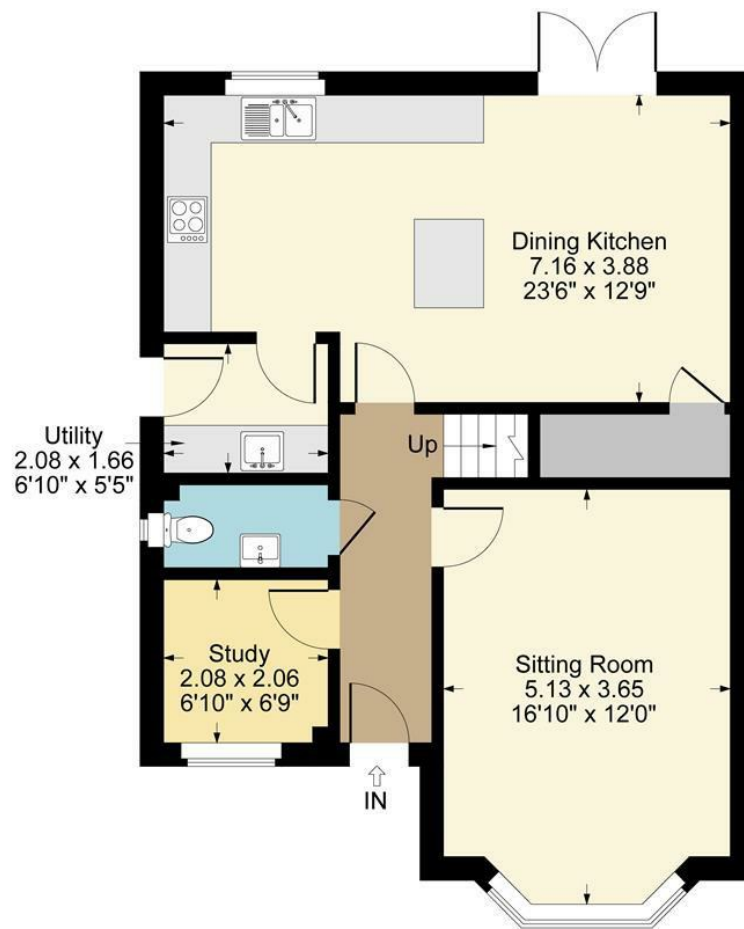
Approximate Gross Internal Area

Ground Floor = 64.99 sq m / 700 sq ft

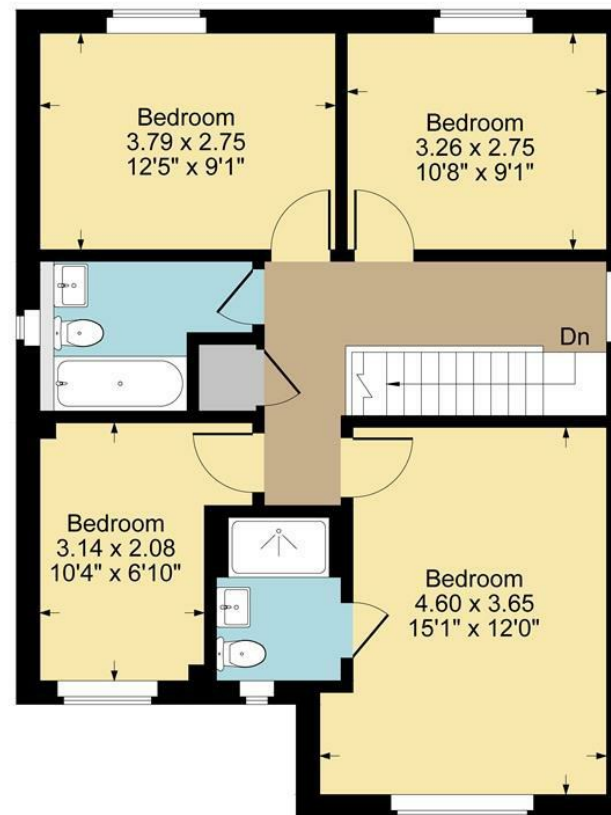
First Floor = 63.79 sq m / 687 sq ft

Total Area = 128.78 sq m / 1387 sq ft

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

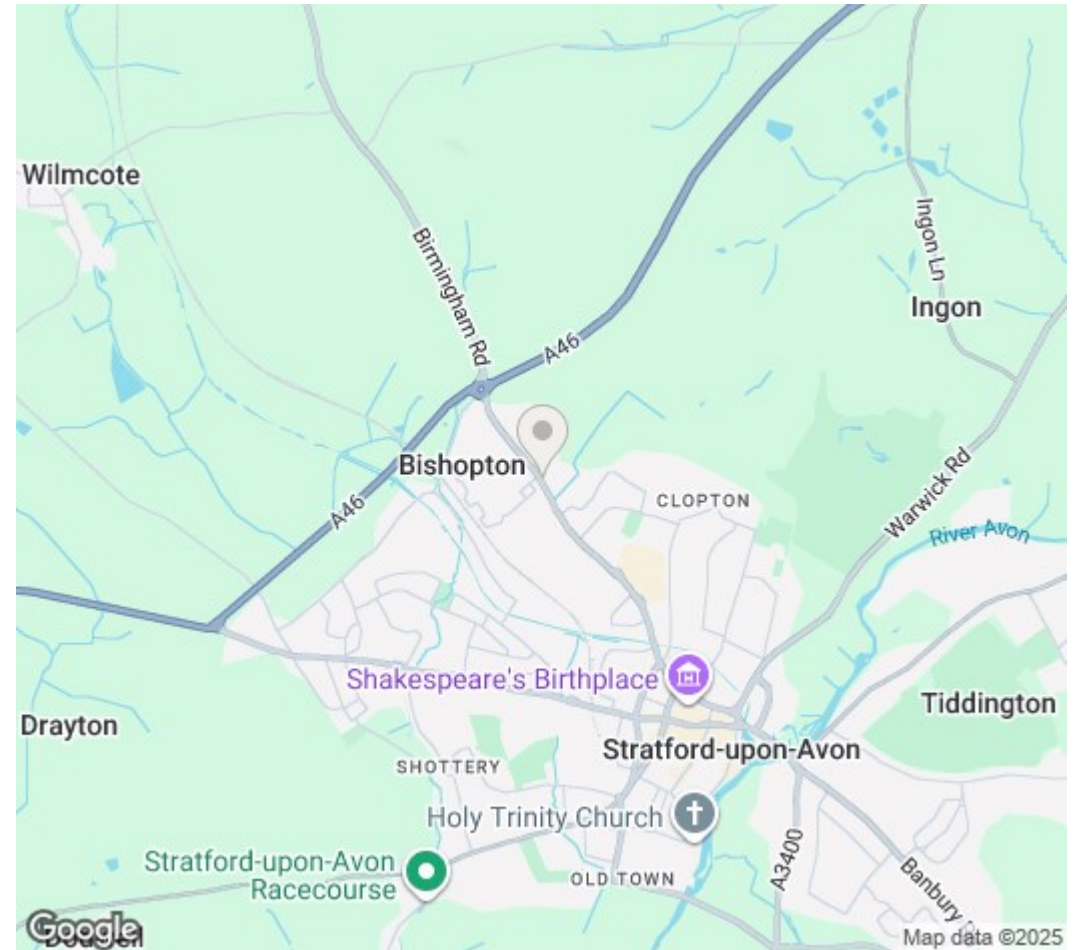


Ground Floor



First Floor





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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