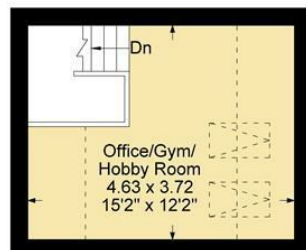




The Old Thatch, 42 Preston-on-Stour, Stratford upon Avon, CV37 8NG

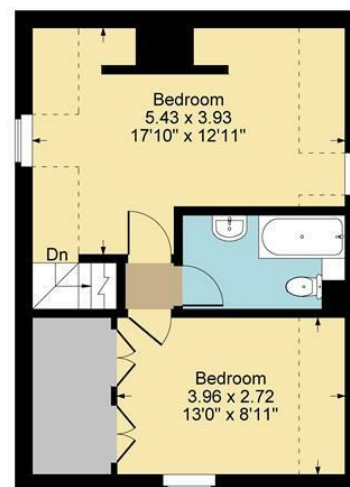
42 Preston on Stour, Stratford upon Avon



First Floor



Ground Floor



First Floor



Outbuilding

Approximate Gross Internal Area
 Ground Floor = 71.16 sq m / 766 sq ft
 First Floor = 59.30 sq m / 638 sq ft
 Outbuilding = 24.24 sq m / 261 sq ft
 Total Area = 154.7 sq m / 1665 sq ft

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

- Extended part thatched cottage
- Grade II listed, cruck frame
- Seventeenth century origins
- Beautiful period features
- Superb gardens
- Excellent detached office/hobby room/garage
- Enticing blend of old and new
- NO UPWARD CHAIN



Offers Based On £545,000

*** GUIDED FOR AN IMMEDIATE SALE, REDUCED BY £100,000 *** BLOCK VIEWINGS AVAILABLE *** NO UPWARD CHAIN *** A truly beautiful part-thatched and cruck frame, Grade II Listed detached cottage. Believed to date, at least, from the 17th century and sympathetically extended to provide an enticing blend of very old and new. The extension is of reclaimed brick and tile and is intelligently joined to the thatched cottage, now providing practical overall living space of over 1,400 sq.ft. in the main accommodation. Set in mature private landscaped gardens, the property also boasts an excellent detached garage, office and cloakroom of over 260 sq.ft. There is perhaps further potential here for future Airbnb, holiday let, home working solution, etc. The railway stations of Warwick Parkway (13 miles), Moreton in Marsh (13 miles) and Honeybourne (9 miles) are all within easy reach.

ACCOMMODATION

An oak front door leads to

TILED ENTRANCE HALL

fuse box/meter cupboard.

SHOWER ROOM

wc, wash hand basin and shower.

FAMILY KITCHEN/DINING ROOM

with range of modern base, wall cupboard and drawer units with Neff double oven/grill, Neff hob and stainless steel hood, integrated fridge, freezer, washer/dryer and dishwasher, stainless steel sink, part vaulted ceiling. Ample dining/sitting space and stairs up to

GALLERIED OFFICE/GYM/MUSIC ROOM/OCCASIONAL BEDROOM

flexible in use and a lovely addition.

SITTING ROOM

with beautiful inglenook fireplace incorporating original bread oven, exposed cruck and beams.

GROUND FLOOR BEDROOM 3/DINING ROOM

a charming room.

FIRST FLOOR LANDING

Stairs rise from the sitting room to the landing.

MAIN BEDROOM

dormer windows on two sides, exposed beams.

BEDROOM TWO

another excellent double room, built in wardrobes, exposed beams.

BATHROOM

wc, wash hand basin and bath.

OUTSIDE

Private mature and mainly lawned gardens with landscaped pathways and paved terrace/entertaining and sitting area. A gated access to the lane and gravelled parking.

DETACHED SHORT GARAGE/OFFICE AND CLOAKROOM

with internal stud walls, providing excellent office and fitted cloakroom with wc and wash hand basin. Hatch to roof space.

The oil fired central heating boiler is located in a lean-to shed beside the cottage and oil tank on concrete base. There is also a substantial additional brick-built garden store (former Victorian privy) behind the garage.

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 D.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: NOT REQUIRED.

VIEWING: By Prior Appointment with the selling agent.

AUCTION SPECIAL CONDITIONS
****FOR SALE VIA ONLINE AUCTION****

Auction end date and time: XXX

The auction will be exclusively available online via our website including the legal pack information.

The registration process is extremely simple and free. Please visit the Peter Clarke website, click on Residential Services and then Online Auctions or use the link here. <https://peterclarke.co.uk/online-auctions/>

In order to bid, you will need to register and verify your email. The REGISTER button can be found on the Auction Listings page. Then via the dashboard, you will need to pass an ID check, enter your card details and your solicitor details.

Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. It is set within the guide range.

A legal pack and special conditions are available to download to anyone who has registered. It is the purchaser's responsibility to make all necessary legal and financial enquires prior to placing any bids.

Some vendors may consider offers prior to the auction. These offers can only be submitted via 'agents name' and under auction conditions. The complete legal pack would need to be inspected before an offer would be considered.

Please get in touch if you have any questions regarding online auctions or would like to arrange a viewing.



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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Peter Clarke

