



Peter Clarke

16 Samantha Close, Welford on Avon, Stratford-upon-Avon, CV37 8DT

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Ground Floor



First Floor

Approximate Gross Internal Area
 Ground Floor = 123.70 sq m / 1332 sq ft
 First Floor = 109.68 sq m / 1181 sq ft
 Garage = 18.54 sq m / 200 sq ft
 Total Area = 251.92 sq m / 2713 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.

- Detached house
- Six bedrooms
- Extended and remodelled
- High specification and quality finishes
- Generous landscaped gardens on two sides
- Off road parking and garage
- Extended kitchen/dining/garden room
- Sitting room, family room and study
- Popular village location



£875,000

An extended and redesigned Cala home built in 2015, situated in a quiet, private close with view towards a communal pond, located within the ever popular Warwickshire village of Welford on Avon. The high quality, high specification accommodation comprises in brief: dual aspect sitting room, spacious family room, impressive extended open plan kitchen/dining/garden room, study, main bedroom with dressing area and en suite, five further bedrooms, a further en suite and a Jack and Jill bathroom. Outside there is a driveway with plenty of parking, EV charging point, garage and wraparound landscaped garden on two sides.

ACCOMMODATION

A door leads to

ENTRANCE HALL

with walnut flooring, under stairs storage cupboard and further cupboard.

CLOAKROOM

with wc, wash hand basin and walnut flooring.

SITTING ROOM

with double doors to rear, log burning stove with black marble hearth and surround.

KITCHEN/DINING/GARDEN ROOM

KITCHEN AREA

with range of Hatt matching wall and base units with quartz work surface and breakfast bar over incorporating one and a half bowl sink with drainer and induction hob with brushed metal extractor fan hood over. Additional fitted double height pull out larder cupboard, ceramic tiled flooring. Opens into

DINING AREA

with room for large table and chairs. Opens onto

EXTENDED GARDEN ROOM

completed in 2018, with large sliding windows, sliding double doors to rear and bi-fold doors to rear, all incorporating internal fitted blinds within the glass. Feature wood burning stove, walnut flooring with underfloor heating. External downlighters and external electrical sockets.

UTILITY ROOM

with door to rear, matching wall and base units with working surface over incorporating stainless steel sink with drainer, space for washing machine.

FAMILY ROOM

with two windows to front walnut flooring and door to

STUDY

with window to rear, porthole sun tube light and walnut flooring.

GROUND FLOOR BEDROOM

with double doors and window to rear, and storage cupboard.

FIRST FLOOR LANDING

with two velux windows to front, airing cupboard housing pressurized water tank. Second airing cupboard with radiator and shelving. Loft hatch with ladder leading to boarded loft space with light.







MAIN BEDROOM

SEPARATE DRESSING ROOM

EN SUITE

with wc, wash basin, bath and separate shower cubicle.

BEDROOM

A double bedroom

EN SUITE SHOWER ROOM

with double sized shower cubicle, wash hand basin and wc.

BEDROOM

A double bedroom with door to Jack and Jill bathroom.

BEDROOM

A double bedroom with fitted double wardrobe.

BEDROOM

A double bedroom.

JACK AND JILL BATHROOM

bath, separate shower cubicle, wc and wash hand basin.

OUTSIDE

To the FRONT is a lawned, hedged garden and a wide brick paved driveway leading to

GARAGE

with loft space and walk in storage cupboard to rear.

REAR GARDEN

a wraparound garden arranged in three zones, extended to the edge of the boundary to create an outside seating area with sandstone tiles, decked seating area, excavated stone chipping seating area, rendered and cedarwood bench seating, integrated storage, pizza oven, large cedarwood gate to front. Further gate at rear of garden. Two laid to lawn areas, excavated area with sleepers and pebble stone chippings. A mix of cedarwood and panel fence boundaries.

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. Air source 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: 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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