

Peter Clarke



Belvedere Cottage, 11 Payton Street

Stratford upon Avon



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11 Payton Street

Stratford upon Avon CV37 6UA

A fine example of a detached period town house set in easy walking distance of the town centre, offering spacious and elegant living with the considerable benefit of off street parking. Entrance hall, sitting room, dining room, study, cellar, family kitchen/dining room, three bedrooms, two with en suites, and family bathroom, walled garden and off street parking.

- Detached period townhouse
- Three bedrooms, Two en suites
- Three reception rooms
- Exceptional family kitchen/dining room
- Beautiful walled garden

Offers based on £825,000

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STRATFORD UPON AVON is a thriving Market Town offering excellent shopping, sporting, cultural, social and recreational facilities. It is within easy reach of many of the industrial and commercial centres of the Midlands and the Cotswolds are close at hand. Junction 15 of the M40 motorway lies within 7 miles distance at Longbridge, Warwick, enabling good communications of the Midlands conurbation, via the M42, M5, M6 as well as affording a straightforward route to London and the South.

ACCOMMODATION

ENTRANCE HALL with flagstone floor, stairs to first floor and steps to **CELLAR**.

DINING ROOM with fireplace, inset fire basket and stone hearth.

SITTING ROOM with fireplace inset with gas fire, wall light points and French doors to garden.

STUDY with shelved cupboards providing excellent storage, and spotlights.

CLOAKROOM with wc, wash hand basin, tiled splashbacks, extractor and tiled floor.

CELLAR with Worcester gas fired central heating boiler. Passage leads to a double chamber providing usable storage area and housing fuse box and gas meter.

INNER HALL

UTILITY ROOM with base and wall cupboards, circular sink, space and plumbing for washing machine and space over for tumble drier, integrated deep freezer, extractor fan, tiled floor and tiled splashbacks.

FAMILY KITCHEN/LIVING/DINING ROOM with windows and French doors overlooking rear garden. Range of painted base and wall cupboard and drawer units with solid granite working surfaces over and matching splashbacks. Twin butlers sink, Nexus five ring electric hob with gas oven, built in dishwasher, built in fridge. Useful tall shelved larder cupboard, stone floor, exposed roof timbers and trusses, exposed brick walls, two ceiling skylights, plenty of room for dining table and chairs. Under floor heating. Log burning stove on a slate hearth.

FIRST FLOOR LANDING with hatch to roof space, doors to linen cupboard.

MASTER BEDROOM with built in wardrobes, fireplace.

EN SUITE newly created and comprising wc, wash hand basin to fitted cupboard, oversized shower cubicle with glass screen.

BEDROOM TWO with pretty cast iron fireplace.

EN SUITE with shower cubicle, wc and wash hand basin to built in cupboard, towel rail/radiator.

BEDROOM THREE with built in wardrobes.

BATHROOM with wc, wash hand basin with built in cupboard under, panelled bath with shower over, towel rail/radiator.

OUTSIDE Immediately adjoining the side of the property is an electrically operated/remote control roller shutter door giving access to a brick paved **PARKING SPACE**. Useful brick and slate sheds provide additional storage. Timber archway through to the

WALLED TERRACED GARDEN having been imaginatively paved with an arched raised brick retaining wall with mature trees. The garden has an attractive water feature and an automatic watering system. Low maintenance is required.

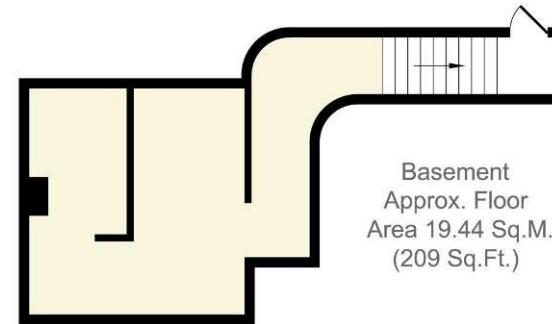


Belvedere Cottage, 11 Payton Street, Stratford Upon Avon
Total Approx. Floor Area 179.93 Sq.M. (1937 Sq.Ft.)

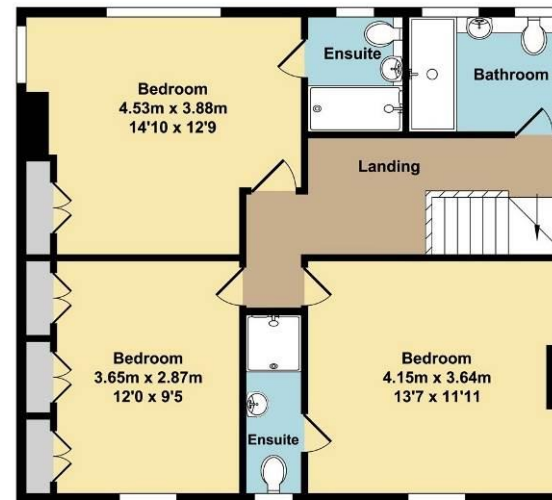
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given



Ground Floor
Approx. Floor
Area 97.14 Sq.M.
(1046 Sq.Ft.)



Basement
Approx. Floor
Area 19.44 Sq.M.
(209 Sq.Ft.)



First Floor
Approx. Floor
Area 63.35 Sq.M.
(682 Sq.Ft.)



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, gas, water and drainages are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas heating to radiators.

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: **D.** A full copy of the EPC is available at the office if required.

DIRECTIONS: Turn left onto Payton Street from the gyratory and the property is found shortly on the right hand side.

VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) 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; (ii) 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. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings (iv) 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 (v) 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.





Peter Clarke

Six offices serving South Warwickshire & North Cotswolds