

THE PROPERTY

Peter Clarke



32 West Street, Stratford-upon-Avon, CV37 6DN

## 32 West Street, Stratford upon Avon



### Approximate Gross Internal Area

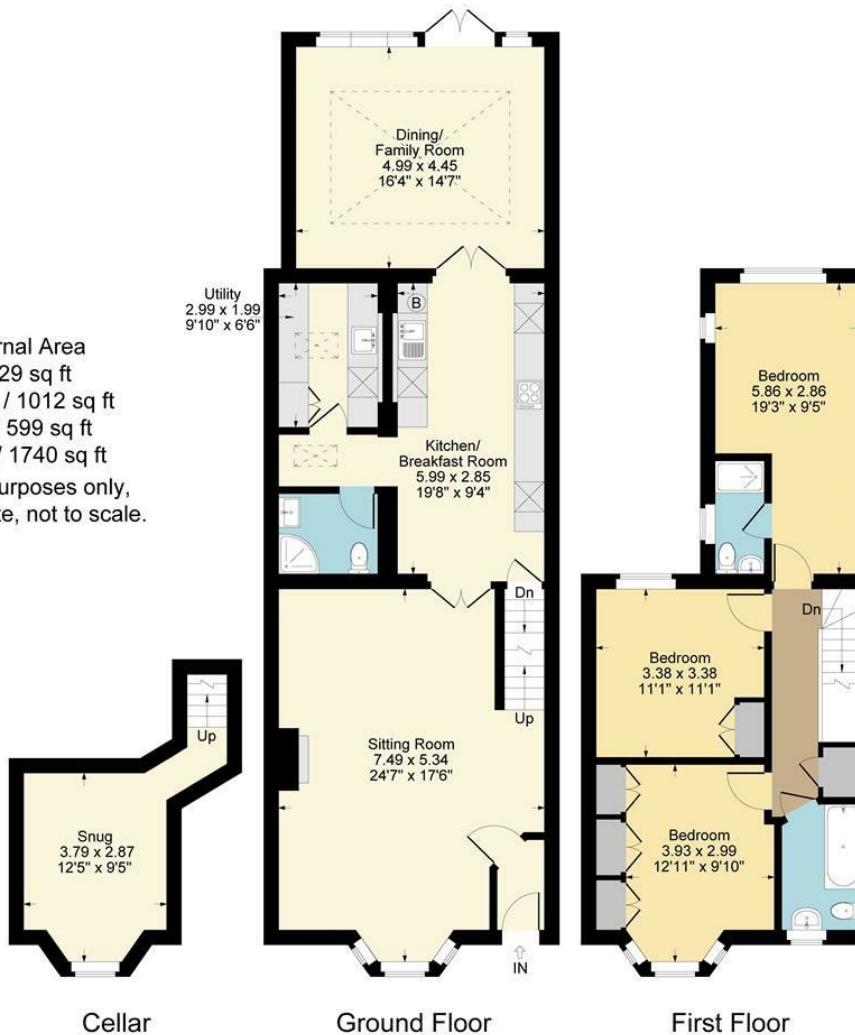
Cellar = 12.03 sq m / 129 sq ft

Ground Floor = 94.04 sq m / 1012 sq ft

First Floor = 55.66 sq m / 599 sq ft

Total Area = 161.73 sq m / 1740 sq ft

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



- Old Town townhouse
- Three double bedrooms/three bathrooms (one ground floor)
- G.I.A. 1,740 sq.ft.
- Superb Victorian character and excellent appointments
- Huge lantern roof in garden room/dining room
- Nearly 25ft sitting room
- Excellent converted cellar/office/TV room



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3



3

£699,950

An exceptional Victorian three bedroom extended town house on West Street, in the favoured Old Town. The property is beautifully presented for sale and boasts a knocked through, almost 25ft, sitting room, large kitchen breakfast, utility and ground floor shower, together with a huge lantern roof dining room and an excellent converted cellar/TV room. Three double bedrooms on the first floor, two bathrooms and a superb west facing, walled and landscaped garden. Extending to 1,740 sq.ft., the property is generously proportioned and is exceptionally well appointed.

#### ACCOMMODATION

Accessed behind a gate and railings, dwarf wall and a small foregarden with security grill to cellar/fire escape, the front door opens to

**ENTRANCE HALL**  
door off to

#### SITTING ROOM

an open and spacious room with bay window to front, attractive fireplace with inset gas fire, stairs to first floor.

#### FAMILY KITCHEN/BREAKFAST ROOM

with extensive range of base and wall cupboard and drawer units, stainless steel sink, Bosch stainless steel four ring gas hob, Zanussi double oven, integrated fridge and integrated freezer, Worcester gas fired central heating boiler, Bosch integrated dishwasher, space for breakfast table and chairs. Off to

#### INNER HALLWAY

with electrically operated and rain-sensitive sky light.

#### GROUND FLOOR SHOWER ROOM

wc, wash hand basin to built in cupboards, quadrant shower, light tube.

#### UTILITY ROOM

with range of base and wall cupboard and drawer units and square stainless steel sink, integrated bin cupboard, integrated second freezer and integrated Bosch washing machine. Internal borrowed light window feature, plenty of storage.

#### GARDEN/DINING ROOM

located off the sitting room and overlooking the beautiful landscaped gardens. Light floods in through the large central lantern and floor to ceiling windows and door to the rear.

#### CELLAR CONVERSION/TV/HOBBY ROOM

gas meter cupboard, separate electric meter cupboard including fuse board. A really flexible and useful addition.

#### FIRST FLOOR LANDING

hatch to roof space and useful sized linen and storage cupboard.







**MAIN BEDROOM**  
(rear). Double aspect.

**EN SUITE SHOWER ROOM**  
wc, wash hand basin and shower cubicle.

**BEDROOM TWO**  
bay window to front and plenty of wardrobes.

**BATHROOM**  
bath with shower over, wash hand basin and wc.

**BEDROOM THREE**  
(middle). Wardrobes and view to the rear.

**OUTSIDE**  
Immediately adjoining the rear of the garden/dining room is a walled and landscaped rear garden providing excellent sitting and entertaining areas and planted borders. Two excellent storage sheds. Cold water tap. At the foot of the garden two corner raised planters complement the landscaping. The garden is planted with apple, fig and cherry trees.

## 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, 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 E.

**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 or 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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