

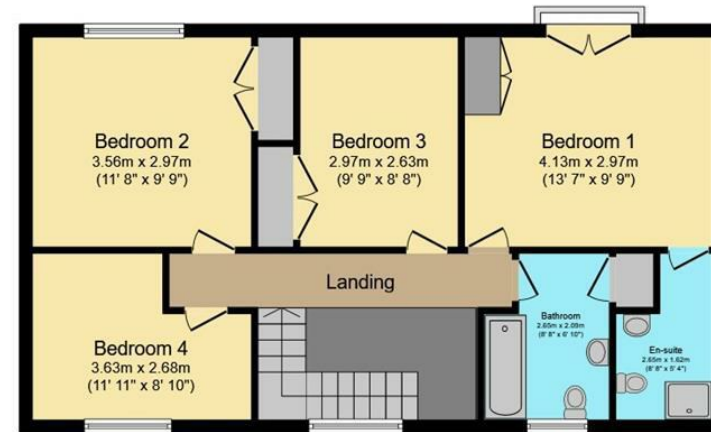
Peter Clarke



10 Redhill Close, Wellesbourne, Warwick, CV35 9SP



**Ground Floor**



**First Floor**

Total floor area 182.8 sq.m. (1,968 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



- NO CHAIN
- Stunning Rural Outlook To The Rear
- Detached House
- Living Room & Dining Room
- Study
- Four Bedrooms
- Bathroom, Ensuite and Downstairs Cloakroom
- Double Garage
- Off Road Parking
- Cul-De-Sac Setting



£625,000

#### APPROACH

Located in a small cul de sac this detached residence is set back from the central Redhill Mount.

#### ENTRANCE HALL

Having stairs rising to first floor. Door to large useful storage cupboard. Window to front aspect.

#### LIVING ROOM

With large window to front aspect and patio doors to rear aspect allowing plenty of natural light. Gas fireplace with decorative surround and wooden hearth. Double doors leading into:

#### DINING ROOM

Patio doors into rear garden. Wall mounted radiator.

#### STUDY

With window to side aspect. Wall mounted radiator.

#### CLOAKROOM

Fitted with wc and wash hand basin. Partially tiled wall and tiled floors. Wall mounted radiator and obscure window to side.

#### KITCHEN

Fitted with a Wren kitchen offering a range of wall and base units with worktop over. Inset sink and drainer with large window overlooking rear garden and beyond field views. Eye level double oven, four burner gas hob with extractor above and integrated dishwasher. Space for dining table and wall mounted radiator.

#### UTILITY ROOM

Fitted with a range of cupboards with inset sink. Space for washing machine and boiler housed here. Personnel door leading out into rear garden.







#### FIRST FLOOR LANDING

Large window to front aspect. Access to loft hatch.

#### BEDROOM ONE

A spacious double bedroom with built in wardrobes. Window and Juliette balcony overlooking rear garden and fields beyond.

#### ENSUITE

Fitted with shower enclosure, wc and wash hand basin. Heated towel rail and window to side aspect.

#### BEDROOM TWO

A further double bedroom with built in wardrobe.

#### BEDROOM THREE

With window to rear aspect, wall mounted radiator and built in cupboard.

#### BEDROOM FOUR

With window to front aspect, wall mounted radiator.

#### BATHROOM

Fitted with a white suite comprising of bath with shower above, wc and wash hand basin. Door into airing cupboard housing hot water tank. Spotlights, heated towel rail and obscure window to front.

#### OUTSIDE

##### REAR GARDEN

A peaceful and well loved garden, with patio area running the width of the property and allowing access to both side gates and outside water tap. With a variety of planted borders, mature trees, shrubs and fruit gardens which offer loganberries and strawberries to name a few, with the remainder of the garden laid to lawn. Fence boundary allowing idyllic views to open fields.

##### PARKING

Blocked paving to offer off parking to multiple cars.



## DOUBLE GARAGE

With one side offering electric power door and the other side manual up and over door. Power and light. Side personnel door.

## 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.

**CHARGES:** There is an annual charge of £50 for the upkeep of Redhill mount for all residents of Redhill Close.

**SERVICES:** We have been advised by the vendor that mains gas, electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating to radiators.

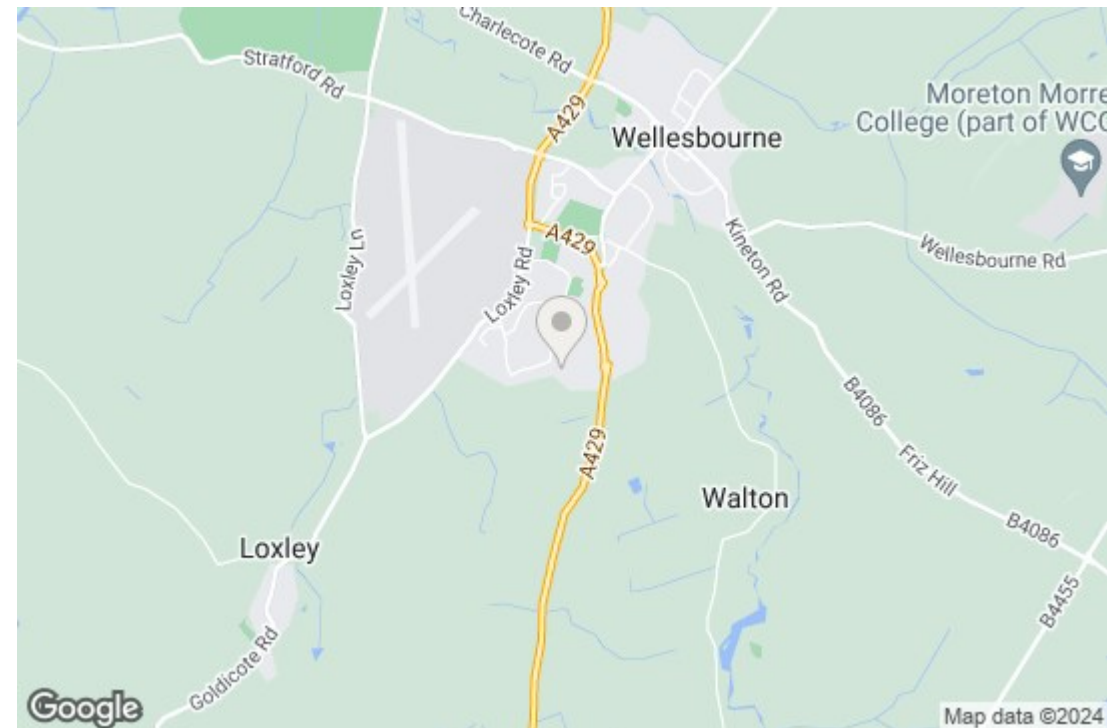
**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band F.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** 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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Warwick Road, Wellesbourne, Warwickshire, CV35 9ND  
Tel: 01789 841114 | [wellesbourne@peterclarke.co.uk](mailto:wellesbourne@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)

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