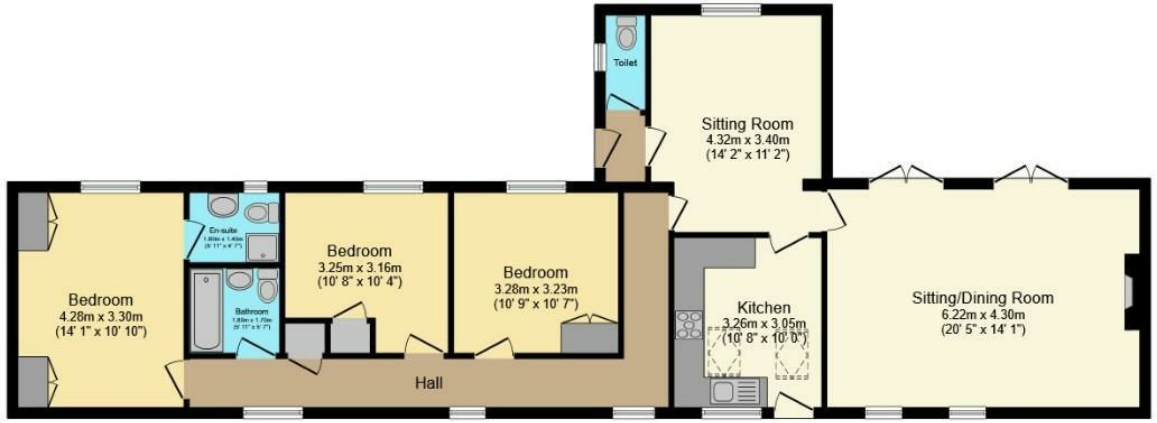
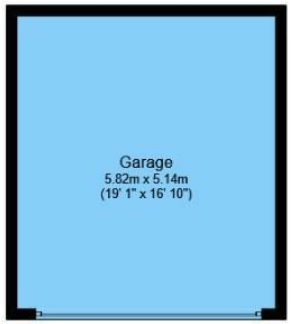


The Paddocks, Binton, Stratford-upon-Avon, CV37 9TQ

The Paddocks, Binton



Ground Floor



Garage

Total floor area: 140.8 sq.m. (1,516 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

- NO CHAIN
- Private, tucked-away position
- Very well-proportioned accommodation
- Attractive single-storey barn conversion
- Numerous character features
- Impressive sitting/dining room with vaulted ceiling and feature fireplace
- Second sitting room and kitchen/breakfast room
- Three double bedrooms, bathroom and en suite
- Beautifully landscaped, easy-to-maintain front garden with terrace and seating areas
- Ample gravel parking and double garage

3 2 2

Guide Price £625,000

NO CHAIN. Tucked away in a very quiet and private situation, yet only approximately three miles from Stratford upon Avon, is this very well-proportioned three double-bedroom single-storey barn conversion. Providing character accommodation with attractive landscaped gardens, ample parking and a double garage, the property offers a particularly appealing combination of peace, privacy and convenience.

ACCOMMODATION

A front door opens into the entrance hall. Cloakroom with wc and wash basin. There is also a second sitting room, providing useful additional reception space and flexibility for a variety of uses.

The impressive sitting/dining room is a particular feature of the property, enjoying a vaulted ceiling and a striking stone fireplace housing a stove. Two sets of French doors open directly onto the attractive gardens.

The kitchen/breakfast room is fitted with a range of cupboards and work surfaces incorporating a sink, oven and hob. The room benefits from a part-vaulted ceiling with roof windows, providing a light and airy environment.

An inner hallway leads through to the bedroom accommodation.

The principal bedroom is a generous double room with fitted wardrobes and an en suite shower room comprising WC, wash basin and shower cubicle.

Bedroom Two is also a good-sized double bedroom with built-in wardrobe.

Bedroom Three provides a further well-proportioned double bedroom.

The Family Bathroom is fitted with a WC, wash basin and bath.

OUTSIDE

The property is approached via a shared driveway serving three properties. There is a stone-gravelled parking area providing ample off-road parking for approximately three vehicles, together with a detached double garage. The double garage is of brick construction beneath a pitched tiled roof and benefits from a roller door to the front.

The gardens are a particular feature of the property and have been attractively landscaped to provide a pleasant and easy-to-maintain outdoor environment. The gardens include an attractive circular lawn, large terrace and patio seating areas, well-stocked evergreen shrub and perennial planted borders, together with a charming water feature. The gardens provide a





















good degree of privacy and offer a number of attractive areas in which to sit and enjoy the peaceful surroundings.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. There is a drive shared with by three properties with shared maintenance cost. 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. LPG 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.

LISTED: No.

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast Available (Checked on Ofcom Aug26) | Minimum Mobile Coverage: 62% Vodafone (Checked on Ofcom Aug26)

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

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: E. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth 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 HMR Homes Limited t/a Peter Clarke in association with Winkworth 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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Winkworth