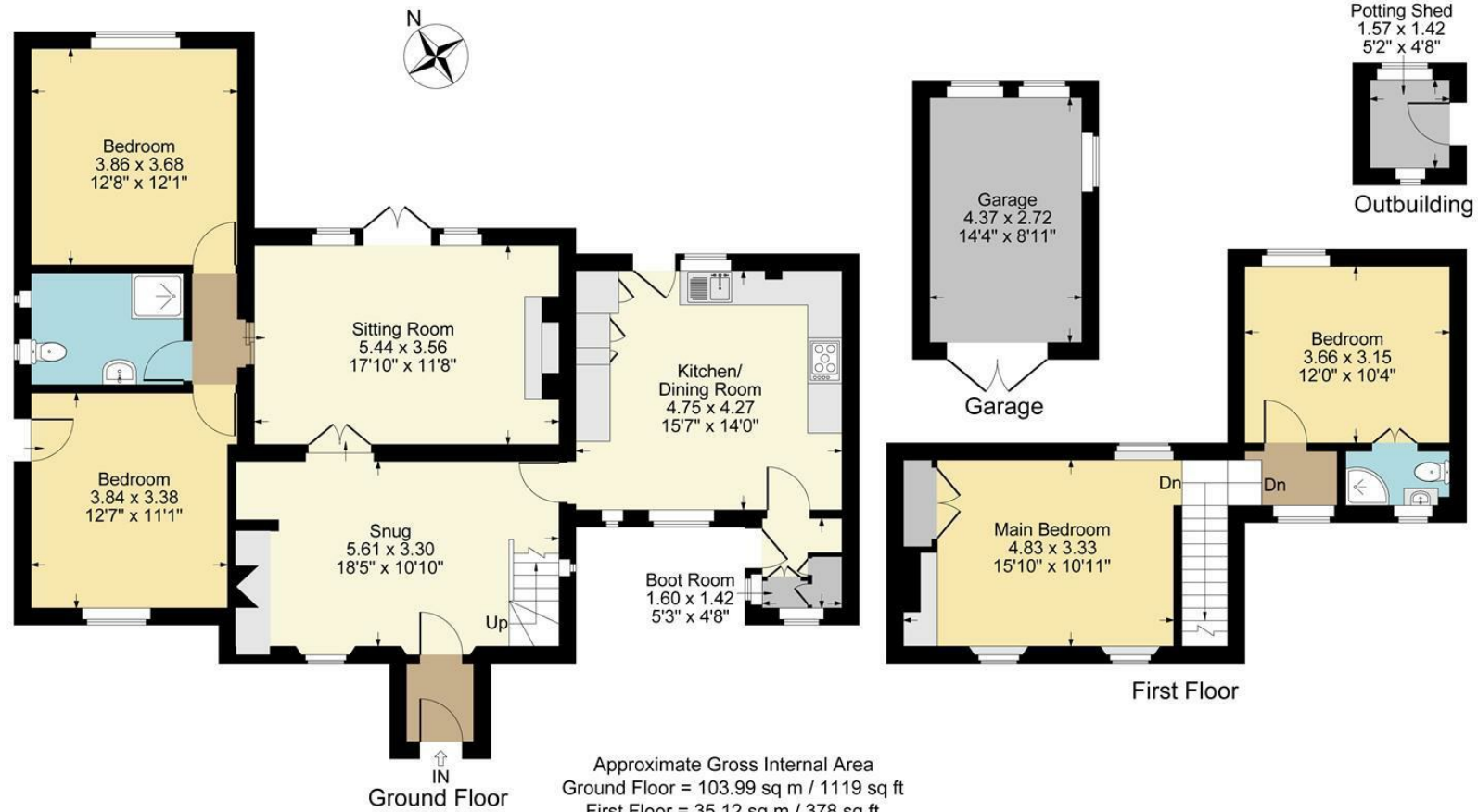


Peter Clarke



Little Dene Cottage, 170 Binton, Stratford-upon-Avon, CV37 9TW

Little Dene Cottage, 170 Binton



Approximate Gross Internal Area  
 Ground Floor = 103.99 sq m / 1119 sq ft  
 First Floor = 35.12 sq m / 378 sq ft  
 Outbuilding = 02.23 sq m / 24 sq ft  
 Garage = 11.87 sq m / 128 sq ft  
 Total Area = 153.21 sq m / 1649 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.

- Having undergone extensive improvement by the current owners
- Absolutely immaculate throughout
- Beautiful gardens to front and rear
- Four bedrooms split across two floors
- Handcrafted glass in the front door
- Bespoke hand made kitchen
- Flagstone flooring in the snug
- Many other original features retained
- Village location



Offers Over £695,000

Little Dene Cottage is a Grade II listed property which was built in the 1680's from Blue Lias stone having undergone extensive improvement by the current owners, providing an absolutely stunning turn-key home for a family looking to enjoy peaceful village life, while being able to easily access nearby towns and train links to London. With split level living, this home offers versatile accommodation to suit a variety of family arrangements, and delightful gardens to both front and rear along with a garage and driveway.

## ACCOMMODATION

### ENTRANCE

with built in coat and shoe cupboard. Door to

### BESPOKE HAND MADE KITCHEN

incorporating matching wall, base and drawer units with silestone work surface over incorporating Belfast sink. Rangemaster with overhead extractor and integrated dishwasher and fridge freezer, door to pantry cupboard and stable door to garden. Underfloor heating.

### SNUG

with wood burner set into brick fireplace and tiled hearth, flagstone flooring and additional door which in turn leads to a front porch, but the current owners mainly use the kitchen entrance.

### SITTING ROOM

log effect electric fire with stone hearth and mantle over, double doors to garden.

### INNER HALL

leading to two double bedrooms and a shower/utility room.

### SHOWER/UTILITY ROOM

with shower cubicle, sink with storage under and wc, sliding cupboard offering space for washing machine and condenser dryer.

### SPLIT LEVEL LANDING

offering access to

### DOUBLE BEDROOM

#### EN SUITE SHOWER

with shower cubicle and sink with storage under, wc and wall mounted heated towel rail.

#### FURTHER DOUBLE BEDROOM

to other side of landing.

### OUTSIDE

To the rear is a recently laid patio with steps leading to a lawned garden enclosed by hedging and including a mix of shrubs and plants. Stone potting shed wooden garden shed. Gated side access to the front which leads to garage.







## **GARAGE**

with pitched roof, and driveway.

Also to the front is a stepped front garden with hedge borders separating the property from the road, and provision for extra parking if required, as well as the tandem drive.

## **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. Electric 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:** F. 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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