

Peter Clarke



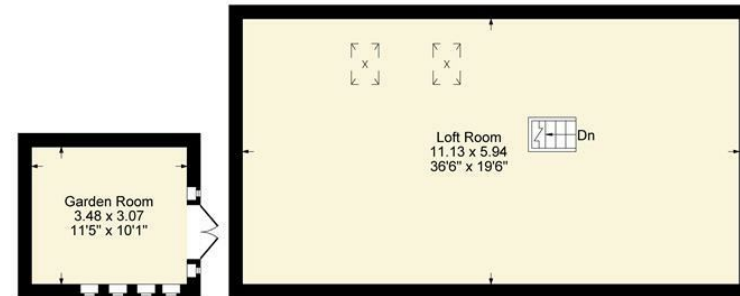
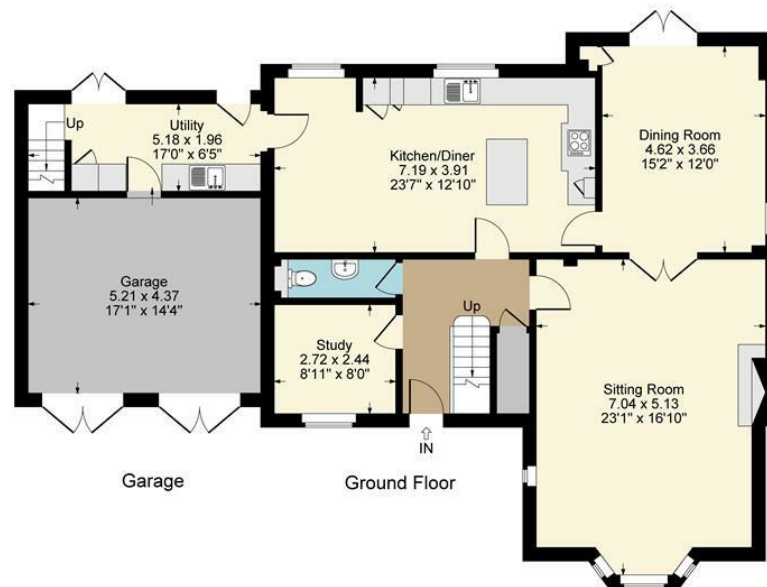
Willat House Armscote Road, Tredington, CV36 4NP

Willat House, Tredington



Approximate Gross Internal Area
 Ground Floor = 111.56 sq m / 1201 sq ft
 First Floor = 127.19 sq m / 1369 sq ft
 Second Floor = 66.12 sq m / 712 sq ft
 Outbuilding = 10.69 sq m / 115 sq ft
 Garage = 22.74 sq m / 245 sq ft
 Total Area = 338.30 sq m / 3642 sq ft

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



Denotes restricted head height

- NO CHAIN
- Four bedroom detached house
- Double garage and large gated driveway
- Large boarded loft with huge potential (STPP)
- Landscaped gardens
- Sitting room, dining room, kitchen/breakfast room, study and home office
- Viewing highly recommended



£875,000

A substantial four bedroom detached house with double garage, gated driveway and garden. Located in the popular village of Tredington, offering excellent commuter links, local school and public house. Further benefits include two reception rooms, stylish kitchen/breakfast room, study and home office.

ACCOMMODATION

A canopy porch opens into

ENTRANCE HALL

oak flooring, under stairs storage.

CLOAKROOM

with wash hand basin, wc, oak flooring.

STUDY

with window to front.

SITTING ROOM

with bay window to front, feature fireplace with wood burning stove, double doors to dining room.

DINING ROOM

double doors to garden and windows to side, storage cupboard.

STYLISH KITCHEN/BREAKFAST ROOM

with windows to rear, range of matching wall and base units with work surface over incorporating one and a half bowl sink with drainer, and four ring gas hob with extractor fan hood over, integrated Siemens double oven, tall fridge and dishwasher. Island with low level cupboards, and tiled flooring.

UTILITY ROOM

with range of matching wall and base units with work top over incorporating sink and drainer, integrated appliances include two washing machines, a tumble dryer and tall freezer. Under floor heating, double and single doors to rear, door to integral garage, stairs up to home office.

HOME OFFICE

with vaulted ceilings and velux window to rear.

LANDING

with window to front, cupboard housing immersion water tank, door to loft room.

MAIN BEDROOM

with window to front, range of fitted wardrobes, drawers and dressing table.

EN SUITE

with obscure window to side, bath, separate shower, wash hand basin unit with low level drawers and cupboard, wc, chrome heated towel rail, wood effect flooring

DOUBLE BEDROOM

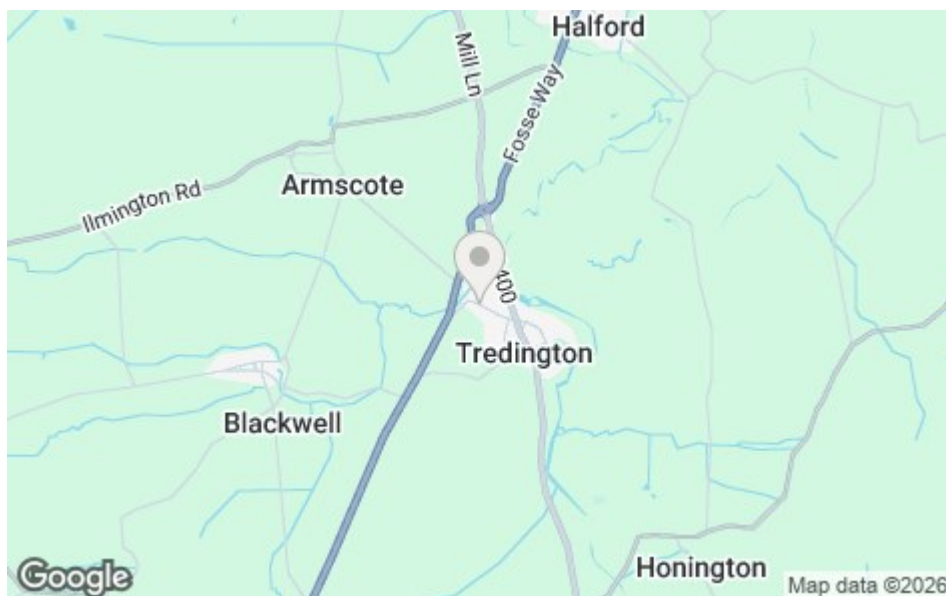
with window to front.

DOUBLE BEDROOM

with window to rear.







DOUBLE BEDROOM

with window to rear.

BATHROOM

with obscure window to rear, bath, wash hand basin unit with range of high and low level cupboards and drawers, wc, chrome heated towel rail, tiled flooring.

LOFT ROOM

fully boarded with light, power and velux windows to rear. Huge potential for conversion (STPP).

OUTSIDE

Double electric wrought iron gates open into a wide stone chipping driveway with plenty of parking. Gates to either side. Mix of hedgerow and panel fence boundaries.

INTEGRAL DOUBLE GARAGE

with two sets of double doors, internal power and light, wall mounted Worcester gas boiler, shelving.

REAR GARDEN

A two tiered garden with a mix of paved pathways, patios, seating area, mainly laid to lawn, planted beds, mature shrubs and trees.

INSULATED TIMBER CABIN

with double doors, internal power and light, ideal for gym or separate work place.

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 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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