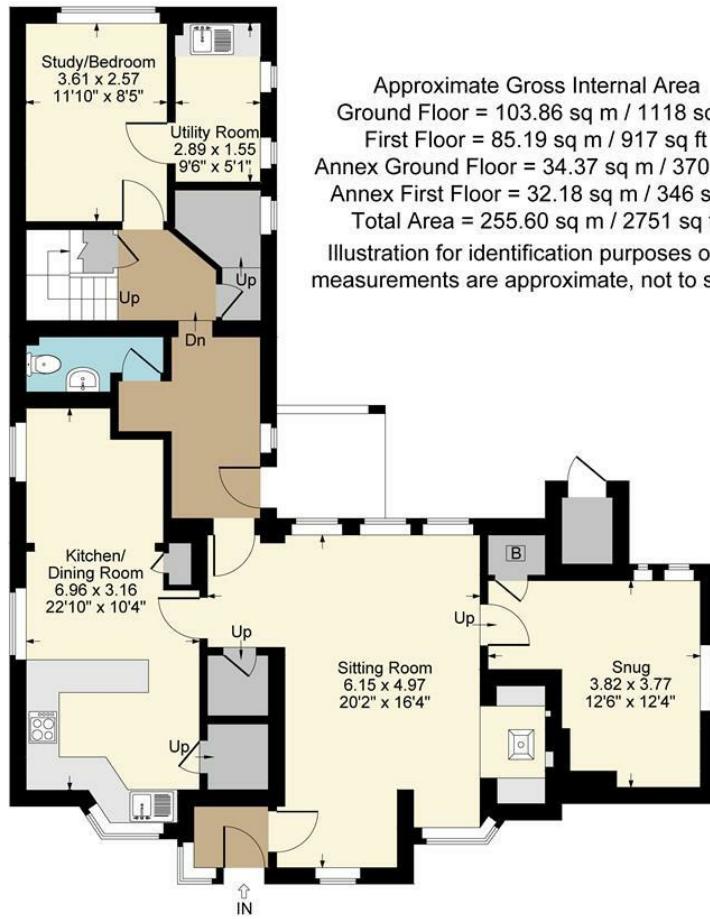
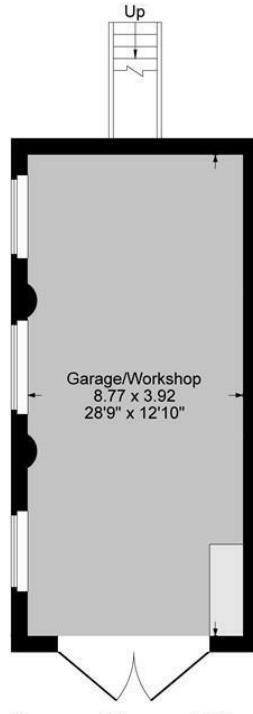


Peter Clarke



Laburnum Cottage Church Street, Welford on Avon, Stratford-upon-Avon, CV37 8EJ

## Laburnum Cottage, Welford-on-Avon



Approximate Gross Internal Area  
 Ground Floor = 103.86 sq m / 1118 sq ft  
 First Floor = 85.19 sq m / 917 sq ft  
 Annex Ground Floor = 34.37 sq m / 370 sq ft  
 Annex First Floor = 32.18 sq m / 346 sq ft  
 Total Area = 255.60 sq m / 2751 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.



Annex First Floor

- Charming detached Grade II listed cottage
- 0.27 acre plot with beautifully kept cottage style gardens
- Sought after quiet part of the village close to the river
- Upgraded and painstakingly maintained by the current owners
- 2,381 sq.ft. of flexible space
- Large tandem garage with annexe over
- Many character features
- Superb inglenook fireplace with wood burning stove



Guide Price £775,000

Captivating Grade II listed detached cottage providing 2,381 sq.ft. including ANNEXE plus a double garage, on a 0.27 acre plot of beautifully kept cottage style private gardens, in this idyllic sought after part of the village. Felt to offer further potential subject to the normal conditions.

#### **ACCOMMODATION**

A solid oak front door leads to

#### **VESTIBULE**

with stone floor and seating.

#### **SITTING ROOM**

with dual aspect, bay window with window seat, inglenook with wood burning stove and timber over. Decorative door to large storage cupboard.

#### **SNUG**

with dual aspect, access to Worcester oil heating boiler.

#### **KITCHEN/DINING ROOM**

with bay window to front, dual aspect. Range of cupboards and work surface with sink, electric hob with oven and grill below, filter hood over, large pantry cupboard, flagstone floor.

#### **INNER HALL**

with stable door to rear having canopy porch over.

#### **CLOAKROOM**

with wc and wash basin, under stairs storage cupboard. Further storage cupboard.

#### **STUDY/GROUND FLOOR BEDROOM FOUR**

with wood effect floor.

#### **UTILITY ROOM**

with cupboards, sink, space and plumbing for washing machine, flagstone floor.

#### **FIRST FLOOR LANDING**

with oak floor and downlighters.

#### **BEDROOM ONE**

with dual aspect, built in wardrobe.

#### **EN SUITE**

with wc, wash basin and shower cubicle, stone tiling.

#### **BEDROOM TWO**

with dual aspect, two built in wardrobes.

#### **BEDROOM THREE**

with vaulted ceiling, exposed beams, dual aspect, built in airing cupboard and cupboard over.

#### **BATHROOM**

with wc, wash basin and bath, downlighters, access to roof space.

#### **OUTSIDE**

There is a lawned front garden with path to front door, pretty cottage style gardens, tarmacadamed off road parking to side leading to







## DETACHED DOUBLE TANDEM GARAGE

with double doors to front, power and light, three windows to side. Would make an excellent workshop/potential for home office. Rear external staircase leading to

## ANNEXE

which has a large open plan bedroom/sitting area, sink and cupboards. Shower room with wc, wash basin and shower cubicle.

## OUTSTANDING PRIVATE REAR GARDENS

With flagstone terraced seating area and feature well. Lawn with deep shrub and perennial planted borders with cottage style gardens with many fruit trees including large Bramley apple tree, and further mature trees. At the rear of the garden is a small orchard area with further apple trees, greenhouse and aviary.

## 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. Oil 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:** NOT 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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