The Stores Goose Lane, Lower Quinton, Stratford-upon-Avon, CV37 8SZ

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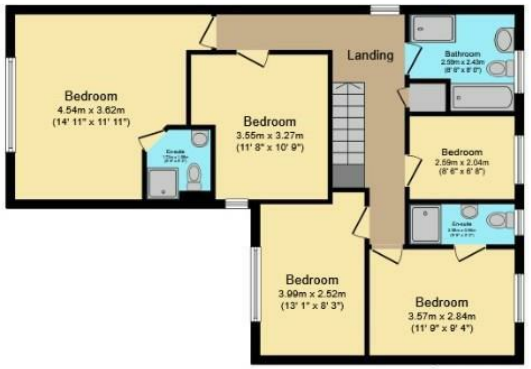
Ground Floor

Floor area 100.5 sq.m. (1,082 sq.ft.)



First Floor

Floor area 79.3 sq.m. (854 sq.ft.)

Total floor area: 178 sq.m. (1,915 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

- Beautifully refurbished to a very high standard, with exacting finish
- Individual detached residence in a non-estate position, close to the village amenities
- Approx. 1,907 sq.ft. (inc garage)
- Excellent high quality kitchen/family room with island and breakfast bar
- Two further ground floor reception rooms
- Integral garage could be used as a gym
- Five bedrooms, two en suites, and family bathroom
- Ample parking and easy to maintain gardens
- NO CHAIN

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Asking Price £539,950

An exceptional and individual five bedroom detached residence situated in a non-estate position, close to the village amenities, recently upgraded to an extremely high standard, providing very deceptive accommodation of approx. 1,907 sq.ft. (including integral single garage). Beautifully finished spacious accommodation with three reception areas downstairs, five bedrooms, two en suite and family bathroom. Ample parking and garage, low maintenance rear gardens. NO CHAIN.

ACCOMMODATION

An oak front door leads to

ENTRANCE HALL

with high quality herringbone LVT flooring which runs throughout the ground floor accommodation. Opening to

SITTING ROOM

media wall ready, feature vertical radiators, downlighters, feature oak and glazed wine storage display area.

CLOAKROOM

with wc and wash basin, ladder towel rail, heated mirror.

SECOND SITTING ROOM

with dual aspect, bi-fold doors to garden terrace, French doors to rear, vertical radiators, downlighters.

OUTSTANDING KITCHEN/FAMILY ROOM

with feature slate wall, range of cupboards and quartz work top, sink with extendable hose over, two AEG ovens and separate grill and microwave with pan drawers, AEG induction hob with discreet filter hood over, fitted wine cooler, space for American style fridge freezer, large island with breakfast bar, downlighters. Media wall ready.

UTILITY ROOM

with range of cupboards and work top, sink, space and plumbing for washing machine. Access to garage.

FIRST FLOOR LANDING

downlighters, access to hot water tank and access to roof space, loft ladder.

BEDROOM ONE

downlighters.

LUXURY EN SUITE

with wc, wash basin with cupboards below, shower cubicle, chrome heated towel rail, tiled floor.

BEDROOM TWO

LUXURY EN SUITE
wc, wash basin with cupboards below, shower cubicle, chrome heated towel rail, tiled floor, downlighters, heated wall mirror.

BEDROOM THREE

BEDROOM FOUR

BEDROOM FIVE

LUXURY BATHROOM
with wc, wash basin with cupboards below, bath and shower cubicle, chrome heated towel rail, feature wall mirror and downlighters.

OUTSIDE
To the front there is tarmacadamed off road parking with wood fencing.

INTEGRAL GARAGE
double doors to front, plastered, radiator and fitted cupboards. Would make an excellent gym.

REAR GARDEN
With large terraced seating area, lawn and enclosed by wood fencing. LPG bottles for heating.

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. 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.

COUNCIL TAX: Council Tax is levied by the Local Authority and is currently being assessed.

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: 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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