



Peter Clarke

IN ASSOCIATION WITH

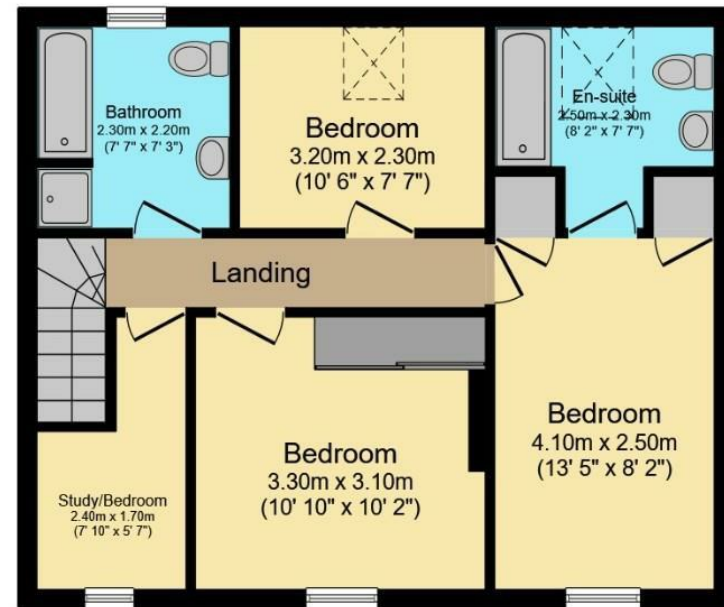
Winkworth

7 School Lane, Tiddington, Stratford-upon-Avon, CV37 7AJ

Tiddington, Stratford-upon-Avon



Ground Floor



First Floor

Total floor area: 110.5 sq.m. (1,189 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

- Charming and spacious three/four bedroom terraced cottage
- Quiet and highly sought-after village position
- Well-presented and versatile accommodation
- Charming sitting room with wood-burning stove
- Second sitting room and dining room with French doors to garden
- Well-equipped kitchen with integrated appliances
- Main bedroom with built-in wardrobes and en suite
- Two further bedrooms plus fourth bedroom/study
- Attractive part-walled gardens and parking space to the rear
- NO CHAIN



Asking Price £495,000

Situated in a quiet position is this charming and spacious three/four bedroom terraced cottage, providing three reception areas, bathroom and en suite, attractive courtyard-style gardens and parking space to the rear. Situated in a very sought-after part of this popular village and offered for sale with no onward chain, the property provides well-presented accommodation.

ACCOMMODATION

Double doors lead into the sitting room, which features a wood-effect floor and provides an attractive and welcoming entrance to the cottage.

The dining room has a matching wood-effect floor and French doors opening directly onto the garden, creating a pleasant connection between the house and outside space. There is a useful utility cupboard with space and plumbing for a washing machine, together with a cloakroom fitted with WC and wash basin. The dining room opens into the

Kitchen which is fitted with a range of cupboards, work surfaces and basket drawers, incorporating a stainless steel sink, built-in dishwasher, gas hob with oven and grill beneath, and built-in fridge freezer.

The main sitting room features a wood-effect floor, useful understairs storage cupboard,

fireplace with wood-burning stove, fitted TV cabinet and desk.

The first-floor landing gives access to

Bedroom One with built-in wardrobes and a well-appointed en suite bathroom, comprising WC, wash basin with cupboards beneath and a double-ended bath with shower over.

Bedroom Two benefits from sliding doors to built-in wardrobes.

Bedroom Three features useful under-eaves storage.

Bedroom Four/Study is a versatile additional room with sliding door to a fitted wardrobe.

The family bathroom is fitted with WC, wash basin, bath with shower attachment and a separate shower cubicle.







OUTSIDE

A shared driveway leads to off-road parking situated to the rear of the property, plus garden shed. Gated access leads through to the attractive part-walled garden which is a particular feature, with a pathway leading to a large paved patio, together with a further patio area, lawn and attractive borders planted with a variety of evergreen shrubs and perennials. There is also a garden shed with power.

GENERAL INFORMATION

TENURE: The property is understood to be freehold although we have not seen evidence. 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 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.

LISTED: No

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast available (Checked on Ofcom Sep26) | Minimum Mobile Coverage: 70% Vodafone (Checked on Ofcom Sep26)

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

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. 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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Peter Clarke

AN ASSOCIATE OF

Winkworth