

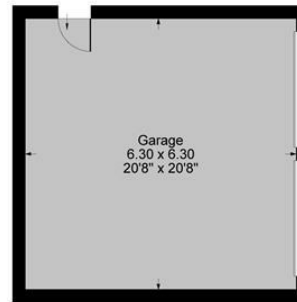


Plum Trees, Idlicote Road, Halford, Shipston-on-Stour, CV36 5DQ

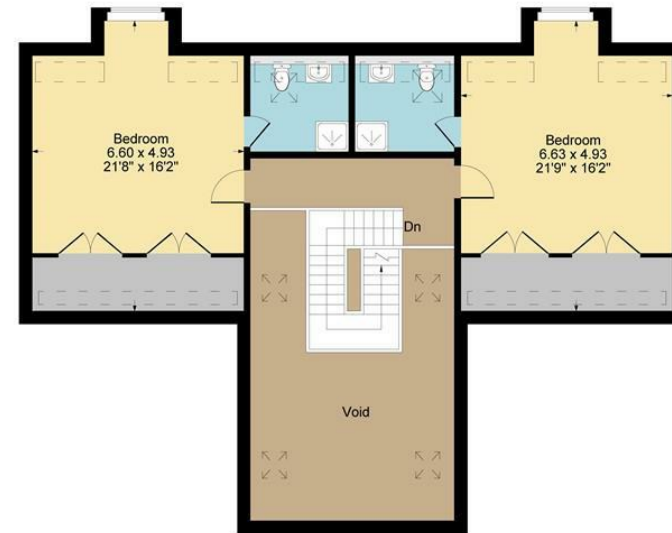
Plum Tree House, Halford



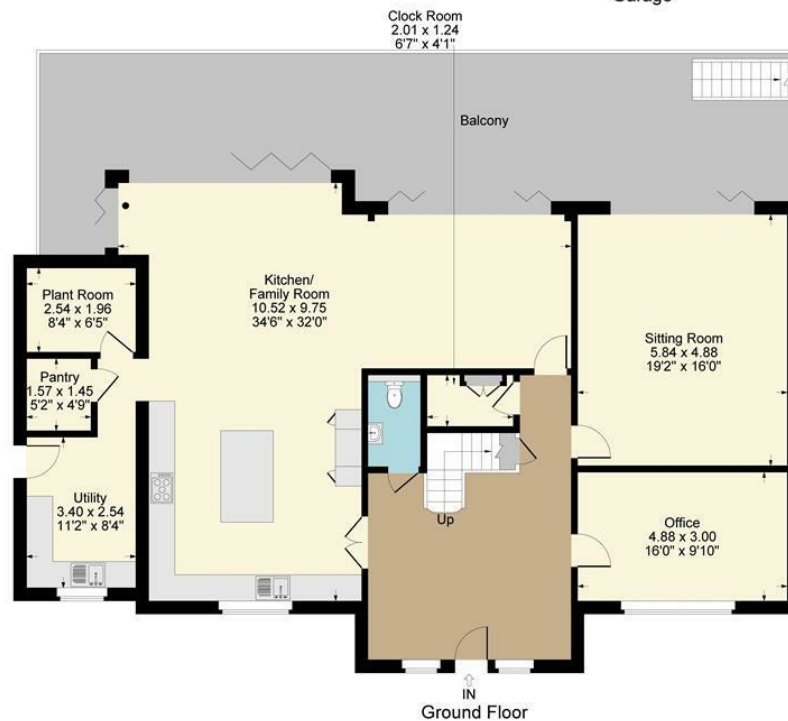
Approximate Gross Internal Area
 Ground Floor = 165.97 sq m / 1787 sq ft
 First Floor = 131.73 sq m / 1418 sq ft
 Second Floor = 87.02 sq m / 937 sq ft
 Garage = 39.67sq m / 427 sq ft
 Total Area = 424.39 sq m / 4569 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



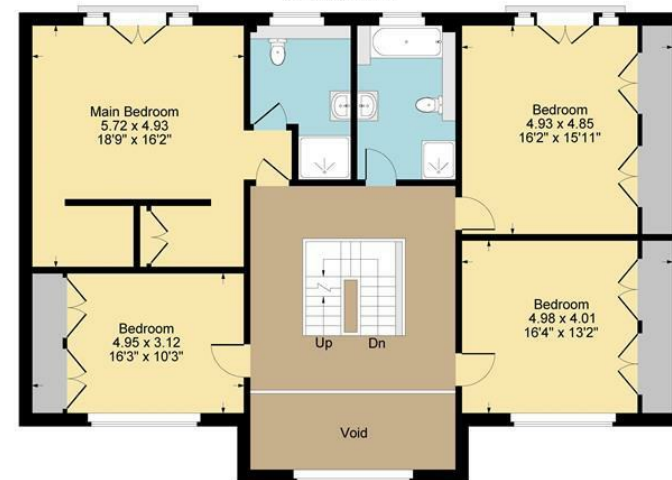
Garage



Second Floor



Ground Floor



First Floor

- Six bedroom new home with undulating views and river frontage
- Gated driveway, double garage, and an acre plot
- Excellent road connections via the Fosse Way
- National rail at Moreton in Marsh, Banbury or Warwick Parkway
- EPC rating B providing energy efficiency
- Edge of village location with a public house and garage with shop
- To let on an unfurnished basis
- Sorry no smokers. Holding deposit £1,096.15
- AVAILABLE MID OCTOBER



£4,750 PCM

A substantial, detached residence with river frontage set in just over an acre, arranged over three floors with six bedrooms, four bathrooms and a huge family kitchen dining room, sitting room and study. Further benefits include gated driveway, double garage with electric roller doors. The property has great energy efficiency levels with Air Source Heat Pumps, Rainwater Harvesting, EV charging point installed and an overall EPC rating of B. Available mid-October The property is unfurnished. It should be noted that installation of Starlink will be required to gain internet connection.

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ACCOMMODATION

An impressive stainless steel handled front door opens to

ENTRANCE HALL

with full height vaulted ceiling to the second floor, herringbone light oak finish flooring featured throughout. Under stairs cupboard. Bespoke oak staircase with grass and stainless steel gallery effect from the first floor.

FITTED CLOAKROOM

with wc and wash hand basin.

SITTING ROOM

OFFICE

FAMILY KITCHEN AND BREAKFAST ROOM

with attractive painted base and wall cupboard and drawer units with brushed steel furniture and quartz working surface, Quooker boiling water tap, one and a half bowl stainless steel sink, Rangemaster stove and built in Samsung American style fridge freezer with ice and water dispenser, pull out larder cupboard and drawers to both sides with useful storage over.

Matching central island unit with deep, wide pan drawers. Integrated recycling bin, integrated Cayple dishwasher.

HUGE OPEN PLAN FAMILY DINING AREA

with excellent full width, cornerless bi-fold doors, all enjoying outstanding views over the garden and Stour valley beyond.

UTILITY ROOM

with wall, cupboard and drawer units matching the kitchen, single stainless steel sink, door to rear garden and door off to pantry and further to

PLANT ROOM

with large Grant hot water tank, pressurised system.

FIRST FLOOR LANDING

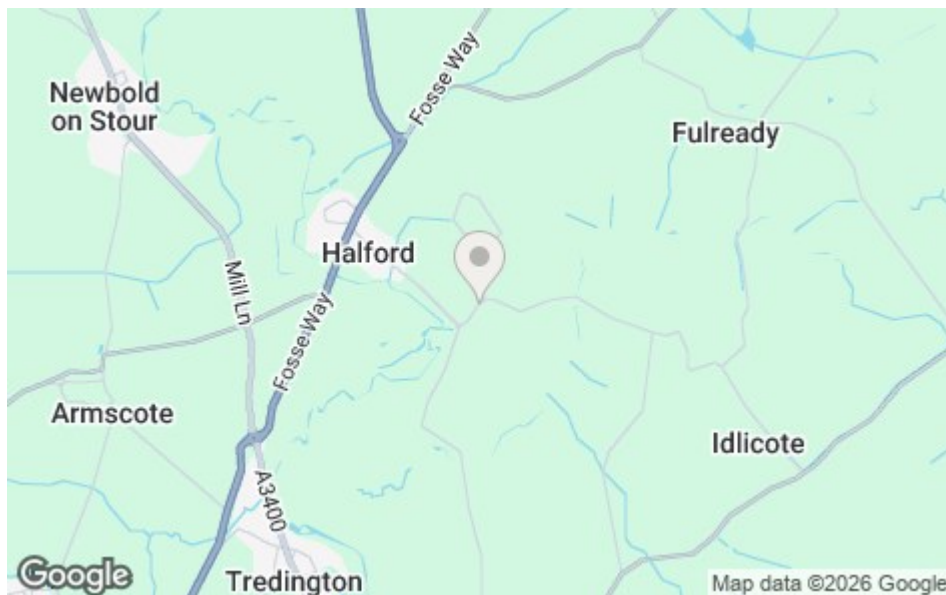
open to second floor ceiling with velux roof light, continued oak, glass and stainless steel staircase.

PRINCIPAL BEDROOM SUITE

Juliet balcony and French doors to rear overlooking the garden. His and hers walk in wardrobes.







EN SUITE SHOWER ROOM

wc, wash hand basin to built in cupboard and wet room style shower with overhead and hand held shower attachments.

THREE FURTHER DOUBLE BEDROOMS

FAMILY BATHROOM

bath, wc, wash hand basin to built in cupboard and wet room style shower with overhead and hand held shower attachments.

SECOND FLOOR LANDING

TWO EXCELLENT DOUBLE BEDROOM SUITES

with views over the garden, wardrobes and each having

EN SUITE SHOWER ROOMS

wc, wash hand basin to built in cupboard and wet room style shower with overhead and hand held shower attachment.

OUTSIDE

To the front is is large parking and turning area in front of the detached double garage, with Sync Energy EV charging point. To the rear is a large decked terrace, with stainless steel and glass balcony. The residential curtilage is mainly turfed with seeded agricultural land beyond. Post and rail fencing on either side. External cold water tap. Long river frontage.

DETACHED DOUBLE GARAGE

GENERAL INFORMATION

SERVICES: We have been advised by the vendor that mains electricity and water are connected to the property. There is a private drainage system Heating is provided by air source heat pump. However this should be checked by your solicitor before exchange of contracts.

LISTED: No

BROADBAND/MOBILE COVERAGE: Broadband: Starlink will be required (Checked on Ofcom Oct 26) | Minimum Mobile Coverage: 76% O2 (Checked on Ofcom Oct 26)

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

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: B. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the letting agent.

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Multi-award winning offices
serving South Warwickshire & North Cotswolds

13 High Street, Shipston-on-Stour, Warwickshire, CV36 4AB
Tel: 01608 260026 | shipston@peterclarke.co.uk | www.peterclarke.co.uk



Peter Clarke

AN ASSOCIATE OF

Winkworth