4 Perry Orchard, Long Marston, Stratford-upon-Avon, CV37 8FL

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Ground Floor

First Floor

Outbuilding

Total floor area: 217.7 sq.m. (2,344 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

- Substantial five bedroom detached former show home
- Pleasant tucked away position opposite a green
- Five bedrooms, three bathrooms
- Outstanding detached home office/studio
- Three reception rooms, kitchen/breakfast room, utility
- Ample parking
- Pretty landscaped gardens

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Offers Over £700,000

Set back from the road and tucked away in a private position overlooking a green, is this beautifully presented FORMER SHOW HOME, being a very spacious five bedroom three bathroom property with an outstanding detached annexe/home office measuring approx 19' x 19". Three reception rooms, kitchen/breakfast room, ample parking and pretty gardens. Sought after village location.

ACCOMMODATION
Front door leads to

ENTRANCE HALL
with Amtico floor.

CLOAKROOM
with wc and wash basin, Amtico floor, under stairs storage cupboard.

SITTING ROOM
with French doors to rear. Sliding doors to

DINING ROOM
with French doors to rear, dual aspect, feature glass sliding door to

KITCHEN/BREAKFAST ROOM
with range of cupboards and quartz work surface, sink and drainer, Zanussi five ring gas hob with stainless steel filter hood over and splashback, Zanussi built in oven and grill, full length fridge.

UTILITY ROOM
with space and plumbing for washing machine, space for freezer, quartz work top, LPG boiler.

STUDY/SNUG
Amtico floor, dual aspect.

FIRST FLOOR LANDING
with access to roof space and hot water cylinder.

MAIN BEDROOM

DRESSING ROOM
with sliding doors to wardrobes.

EN SUITE
with wc, wash basin and shower cubicle.

BEDROOM TWO
with large storage cupboard, under eaves storage.

EN SUITE
with wc, wash basin and shower cubicle.

BEDROOM THREE

BEDROOM FOUR

EN SUITE
with shower room, wc and wash hand basin.

BEDROOM FIVE

BATHROOM
with wc, wash basin and bath.

OUTSIDE
There is a right of way leading to block paved off road parking for several vehicles. Attractive landscaped front gardens with block paved areas, mature planted borders, lawn, wrought iron fencing. Gated access leads to

STUDIO/ANNEXE
with doors to front and side, Amtico floor. Fitted with a large range of cupboards.

LANDSCAPED REAR GARDEN
with Indian Sandstone patio, lawn, raised pathway with seating area. Summer house, pergola with planting. Gated access to vegetable patch with beds and two garden sheds.

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.

AGENTS NOTE: We have been advised by the vendor there is a maintenance charge for the communal areas, including the green to the front, which is currently £720 a year.

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: Superfast available (Checked on Ofcom Jun26) | Minimum Mobile Coverage: 62% Vodafone (Checked on Ofcom Jun26)

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: 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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53 Henley Street, Stratford-upon-Avon, Warwickshire, CV37 6PT
Tel: 01789 415444 | stratford@peterclarke.co.uk | www.peterclarke.co.uk

Peter Clarke
Winkworth