Acorn House, 1 Hopkins Field, Long Marston, Stratford-upon-Avon, CV37 8QY

Acorn House, 1 Hopkins Field, Long Marston

Approximate Gross Internal Area
Ground Floor = 89.24 sq m / 961 sq ft
First Floor = 75.54 sq m / 813 sq ft
Garage = 25.90 sq m / 279 sq ft
Total Area = 190.68 sq m / 2053 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.

- NO ONWARD CHAIN
- Popular village location
- Spacious accommodation approx 2,053 sq.ft. (inc garage)
- Three reception rooms
- Double garage and driveway
- Convenient access to both Stratford upon Avon and The Cotswolds
- Main bedroom with en suite
- Private drive and only four houses
- Potential for improvement and extension (STPP)

4 2 3

Offers Over £535,000

Having been owned by the same owners since new and located off a private drive of just four houses, is this deceptively spacious, four double bedroom detached home. With three reception rooms, plus a breakfast kitchen, utility and double garage, this home offers potential for further improvement and extension (STPP). In a popular village just West of Stratford upon Avon and offering convenient access to both Stratford and the Cotswolds. NO ONWARD CHAIN

ACCOMMODATION

IMPRESSIVE ENTRANCE HALL
with door to under stairs storage cupboard and door to garden (which current owner uses as the main front door as it is adjacent to the garage).

CLOAKROOM
with wc and wash hand basin.

SITTING ROOM
with vaulted ceiling, log burner set into stone fireplace with mantle over, and sliding doors to garden.

DINING ROOM

SNUG/STUDY

BREAKFAST KITCHEN
with matching wall, base and drawer units with work surface over and incorporating one and a half bowl stainless steel sink and drainer unit, integrated double oven, four ring electric hob and overhead extractor, space for dishwasher.

UTILITY ROOM
base unit with work surface over and incorporating stainless steel sink and drainer unit, space for washing machine, condenser dryer and fridge freezer, wall mounted boiler, door to garden.

LANDING
loft access, door to airing cupboard housing hot water tank.

LARGE MAIN BEDROOM

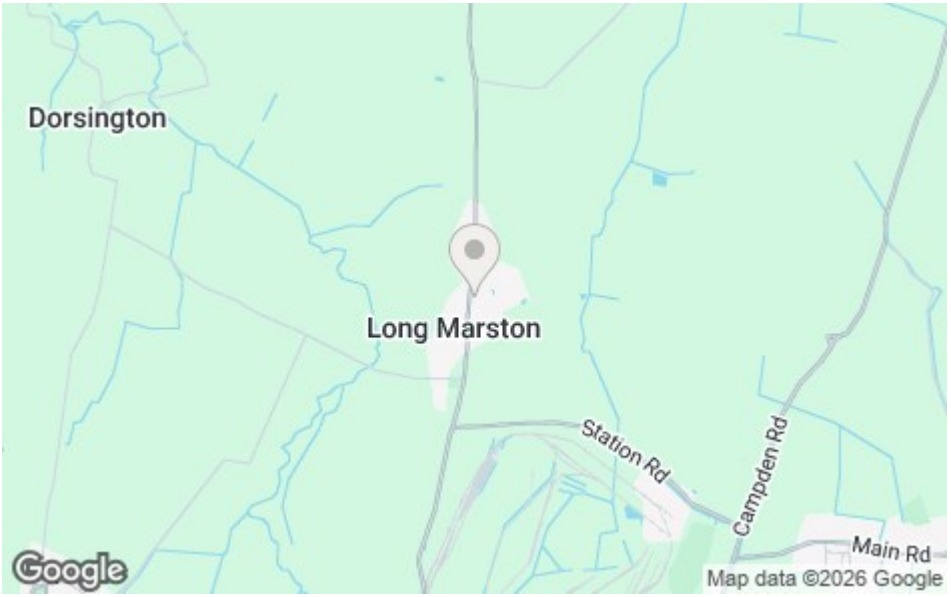
EN SUITE WET ROOM
comprising shower, wc, wash hand basin and wall mounted heated towel rail.

THREE FURTHER DOUBLE BEDROOMS

BATHROOM
white suite comprising bath with shower over, wc and wash hand basin.

OUTSIDE

REAR GARDEN
Mainly laid to lawn and enclosed by fencing and hedge and shrub borders. To the side is a paved patio, oil tank, pedestrian door to garage and gated side access.



DOUBLE GARAGE

to the front, having two up and over doors, power and light, a pitched roof allowing additional storage into the eaves. Double driveway.

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 fired central heating.

AGENTS NOTE: Hopkins Field is located off a private drive of just four houses and maintenance for the drive is payable on an ad hoc basis. We have been advised there is not set maintenance charge.

LISTED: No

BROADBAND AND MOBILE COVERAGE: Broadband: Superfast available (Checked on Ofcom JuL26) | Minimum Mobile Coverage: 62% Vodafone (Checked on Ofcom JuL26)

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 G.

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.