



Ashgrove House, 37 Grove Road, Stratford-upon-Avon, CV37 6PB

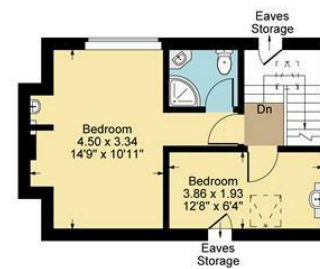
Ashgrove House, Stratford-upon-Avon



Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area
 Ground Floor = 126.95 sq m / 1367 sq ft
 First Floor = 82.74 sq m / 891 sq ft
 Second Floor = 31.80 sq m / 342 sq ft
 Total Area = 241.49 sq m / 2600 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.

- Beautifully presented and upgraded guest house
- Town centre location opposite The Firs gardens
- Sold with goodwill, fixtures and fittings
- Excellent, spacious owners accommodation
- Eight/nine bedrooms
- Off road private parking space
- Courtyard style south west facing gardens



£695,000

A beautifully presented eight/nine bedroom guest house situated in the town centre opposite The Firs gardens, to include private parking space, goodwill, fixtures and fittings. Excellent owners accommodation with two bedrooms and two reception rooms. Upgraded and beautifully presented throughout. For further information please go to www.ashgrovehousestratford.co.uk.

OWNERS ACCOMMODATION

GROUND FLOOR BEDROOM/DINING ROOM
fireplace with open fire.

EN SUITE

with wc, wash basin and bath with shower screen and shower over.

INNER HALL

with fitted cupboards.

SITTING ROOM

with square bay window to side.

REFITTED KITCHEN

with range of contemporary grey cupboards and work surface, double bowl sink, space and plumbing for dishwasher and washing machine, five burner gas hob with glass splashback and Neff filter hood over, pan drawers, two built in ovens, space for two fridge freezers.

INNER HALL

BEDROOM

with French doors to courtyard garden, roof window.

JACK AND JILL EN SUITE

with wc, wash basin and large shower cubicle with rainfall shower head and attachment.

RECEPTION ROOM/BEDROOM

with roof window.

ACCOMMODATION

ENTRANCE HALL

SITTING ROOM

with large bay window to front, fireplace suitable for open fires. Under stairs storage cupboard.

FIRST FLOOR LANDING

access to roof space, roof window, under eaves storage.

BEDROOM ONE

EN SUITE

with wc, wash basin and shower cubicle.

SHOWER ROOM

with wc, wash basin and shower cubicle.

BEDROOM TWO

EN SUITE

with wc, wash basin and shower cubicle.

BEDROOM THREE

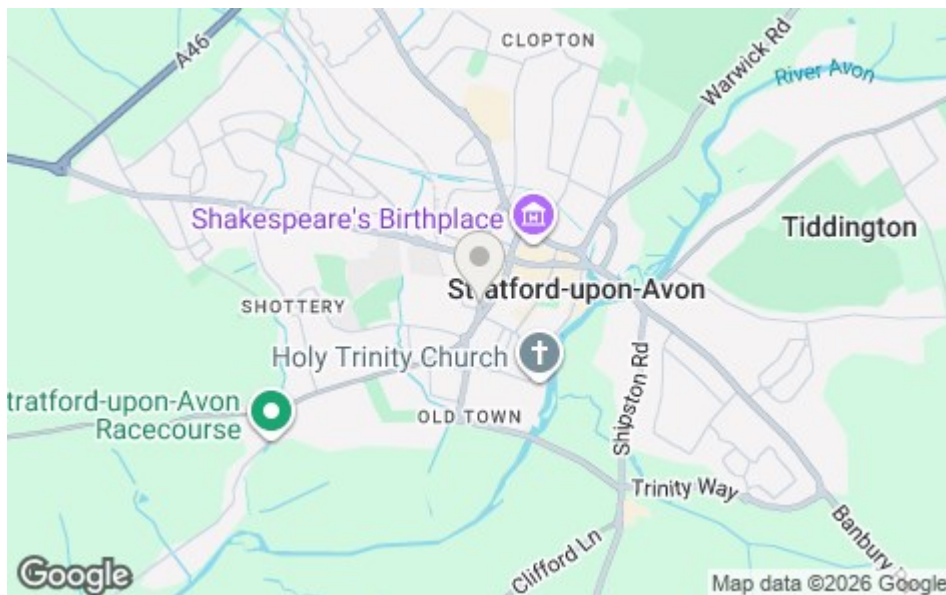
bay window to front and views of gardens.

EN SUITE

with wc, wash basin and shower cubicle.







BEDROOM FOUR

with views to front, wash basin.

SECOND FLOOR LANDING

with roof window.

BEDROOM FIVE

with wash basin.

EN SUITE

with wc, wash basin and shower cubicle.

BEDROOM SIX

with roof window, wash basin, under eaves storage.

OUTSIDE

There is a stone gravelled foregarden, shared gated access to side leading to

REAR COURTYARD GARDEN

which is south-west facing, with astro turf and paving.

Owners private parking space.

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, 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. There is a right of way to a parking space which is off a private drive.

LISTED: No

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast available (Checked on Ofcom Jun26) | Minimum Mobile Coverage: 62% Vodafone (Checked on Ofcom Jun26)

COUNCIL TAX: Council Tax is levied by the Local Authority. The owners accommodation is understood to lie in Band A.

BUSINESS RATES: The Rateable Value is £7,900.

CURRENT COMMERCIAL 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.





Multi-award winning offices
serving South Warwickshire & North Cotswolds

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



Peter Clarke

AN ASSOCIATE OF

Winkworth