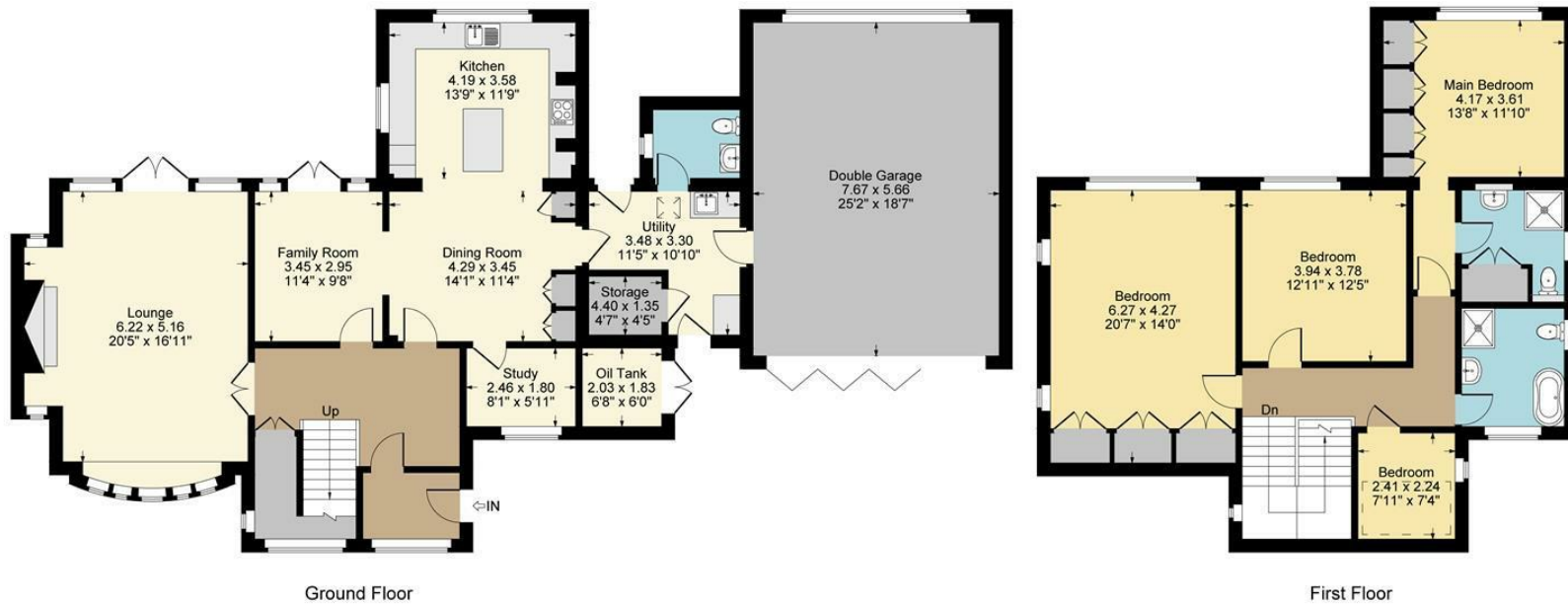


Peter Clarke



Grists Orchard High Street, Welford on Avon, Stratford-upon-Avon, CV37 8EF

# Grists Orchard, High Street, Welford-on-Avon



Approximate Gross Internal Area  
 Ground Floor = 122.28 sq m / 1316 sq ft  
 First Floor = 97.03 sq m / 1045 sq ft  
 Double Garage = 43.44 sq m / 468 sq ft  
 Total Area = 262.75 sq m / 2829 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.



- NO CHAIN
- Centrally positioned in a generous plot
- Four bedroom detached home
- Two reception rooms, kitchen, dining room and study
- Family bathroom and en suite
- Cloakroom, utility and double garage
- Potential to extend and remodel (STPP)



Asking Price £1,150,000

**NO CHAIN.** Occupying a central position within a generous and unspoilt plot right in the heart of Welford on Avon. Visible from the beginning of the driveway is the maypole green, local shop and The Bell Inn. The property has huge potential to extend and remodel (STPP).

## ACCOMMODATION

### ENTRANCE HALL

with high level window to front and wood block flooring.

### INNER HALLWAY

with deep under stairs cupboard.

### LOUNGE

window to front and double doors to rear with full height windows either side, feature stone fireplace with wood burning stove.

### FAMILY ROOM

with double doors to rear.

### KITCHEN/DINING ROOM

with range of matching wall and base units with work surface over incorporating double stainless steel sink and four ring induction hob with extractor fan hood over. Integrated appliances include double oven, low level fridge and dishwasher. Island unit with cupboards and drawers, Karndean flooring throughout.

### STUDY

with window to front.

### UTILITY ROOM

with doors to front, rear, garage and

cloakroom. Skylight, base units, work top, ceramic Belfast style sink, and cupboard housing Worcester oil boiler, Karndean flooring.

### CLOAKROOM

window to side, wc, wash hand basin unit, heated towel rail, Karndean flooring.

### LANDING

with loft hatch (partly boarded, no ladder or light).

### PRINCIPAL BEDROOM

with window to rear and range of fitted wardrobes.

### EN SUITE SHOWER ROOM

with window to side, shower cubicle, wash hand basin with low level cupboards, wc, part tiled walls. Double linen cupboard housing immersion water tank.

### BEDROOM

with dual aspect and range of fitted wardrobes.

### BEDROOM

with window to rear, range of fitted wardrobes and chest of drawers.

### BEDROOM

with port hole window to side, a single room.













## **FAMILY BATHROOM**

with windows to front and side, oval bath with hand held shower attachment, separate shower cubicle, wash hand basin, wc, chrome heated towel rail, part tiled walls, tiled floor.

## **OUTSIDE**

To the front a five bar wooden gate opens to a long driveway which widens as you reach the house. Flanked by the foregarden which is mainly laid to lawn with planted beds, mature shrubs, trees and hedgerow. Oil tank store with double doors. Timber gates to either side leading to the splendid and very private two tiered garden with a south westerly aspect and a mix of paved pathways, patios, steps up to a mainly laid to lawn area with planted beds, mature shrubs, trees and hedgerow.

## **DOUBLE GARAGE**

with bi-fold doors to front, window to rear, integral door to utility room, loft hatch, matching wall and base units with work top over and space for appliances, power and light.

## **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 electric, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Oil fired central heating.

**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.

**AGENTS NOTE:** The property is in a Conservation Area.

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

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

**VIEWING:** By Prior Appointment with the selling agent.

**DISCLAIMER:** Peter Clarke & Co LLP 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 Peter Clarke & Co LLP 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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