

Peter Clarke



Oakwood, 110 Banbury Road, Stratford-upon-Avon, CV37 7HU

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## Ground Floor

Floor area 113.7 sq.m. (1,224 sq.ft.)



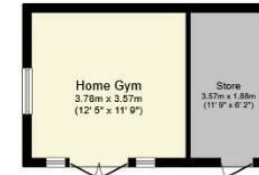
## First Floor

Floor area 58.9 sq.m. (633 sq.ft.)



## Second Floor

Floor area 20.1 sq.m. (216 sq.ft.)



## Outbuilding

Floor area 20.6 sq.m. (221 sq.ft.)

**TOTAL: 213.3 sq.m. (2,296 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](http://www.Propertybox.io)

- Sought after location south of the river
- Beautifully presented and upgraded
- Superb open plan kitchen/dining room opening to garden room
- Sitting room with wood burner
- Study and utility
- Four bedrooms, three bathrooms
- Ample parking, garage, good size south facing rear garden with home gym



Guide Price £800,000

A very tastefully upgraded and beautifully presented four bedroom mature semi-detached property providing approximately 1,991 sq.ft., accommodation to include superb open plan kitchen/dining room open to garden room, sitting room with wood burner, study, utility, four bedrooms, three bathrooms, ample parking and garage. Good size south facing rear garden with home gym.

#### ACCOMMODATION

An oak framed porch leads to internal porch with double doors to

#### ENTRANCE HALL

with hardwood floor, under stairs storage cupboard.

#### SITTING ROOM

with wood burning stove, oak floor, criddle doors to dining area, sliding doors to

#### STUDY

with bay window to front, window shutters, oak floor.

#### KITCHEN/FAMILY ROOM

#### KITCHEN AREA

with range of two-tone cupboards with wood block and granite work tops, space for fridge freezer, range oven with filter hood over, four roof windows, downlighters, built in microwave, pan drawers. Large island with double sink, extendable hose over, water filter, dishwasher, Karndean floor.

#### DINING AREA

with bi-folding doors to rear sun deck area.

#### SECOND SITTING ROOM/GARDEN ROOM

with bi-folding doors to rear decked area, full length windows with view of garden, Karndean floor, vaulted ceiling, roof window, downlighters.

#### UTILITY ROOM

with range of cupboards including sink, wood block work surface, space and plumbing for washing machine, roof window, downlighters.

#### CLOAKROOM

with wc, Karndean floor.

Door to

#### GARAGE

which is used as a home office, with double doors to front.

#### FIRST FLOOR LANDING

#### BEDROOM FOUR

with sliding doors to wardrobes, window shutters.

#### BEDROOM TWO

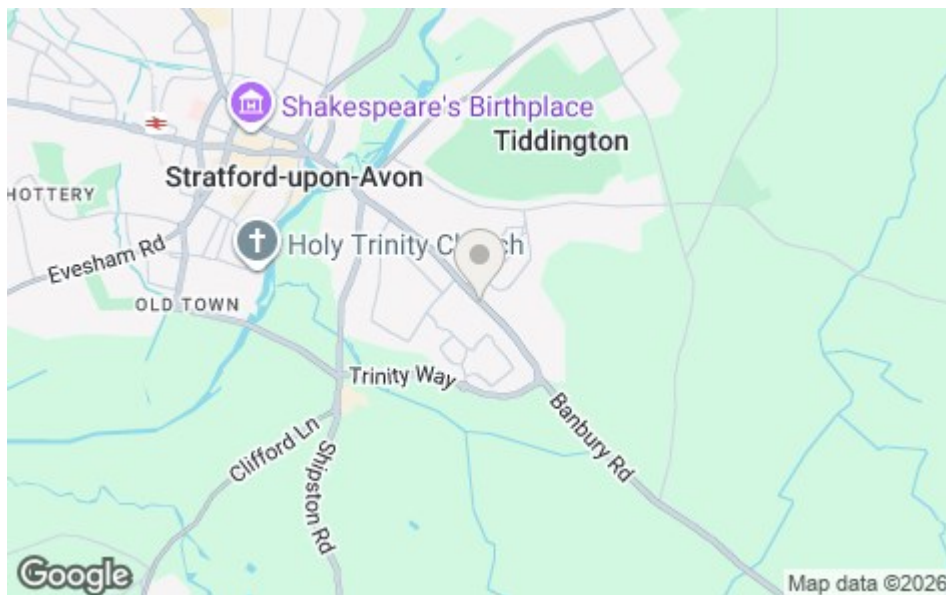
with dual aspect, window shutters.

#### EN SUITE

with wc, wash basin with cupboards below and shower cubicle, downlighters.







### **BEDROOM THREE**

with window shutters, under stairs storage cupboard, sliding doors to wardrobe.

### **REFITTED BATHROOM**

with wc, wash basin with drawers below, and bath with shower over, shower screen, tiled walls, towel rail, window shutters.

Stairs rise to the second floor landing, to

### **BEDROOM ONE**

with window shutters, under eaves storage.

### **EN SUITE**

with wc, wash basin, shower cubicle, tiled walls, downlighters.

### **OUTSIDE**

To the front there is tarmacadamed off road parking.

### **REAR GARDEN**

with south facing decked area which leads to mainly lawned area with mature evergreen shrubs, plants and trees. Childs play centre with slide and climbing frame.

### **HOME GYM**

with double doors to front, power and light, and useful garden store.

### **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.

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

**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:** 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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