

7 Old Brewery Field, Long Marston, Stratford-upon-Avon, CV37 8ZD

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Approximate Gross Internal Area
Ground Floor = 102.13 sq m / 1099 sq ft
First Floor = 98.93 sq m / 1065 sq ft
Garage = 37.21 sq m / 401 sq ft
Total Area = 238.27 sq m / 2565 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

- Located at the end of a small quiet cul de sac
- Built by Cameron Homes in 2019
- Very well proportioned and planned accommodation
- Attractive entrance hall
- Large kitchen/family room
- Sitting room with wood burner, and two further reception rooms
- Five double bedrooms and three bathrooms
- Ample parking, double garage
- Private gardens with excellent outdoor kitchen

5 3 4

Guide Price £800,000

A substantial five double bedroom detached double fronted residence built in 2019 by Cameron Homes, situated at the end of this small quiet cul de sac, in a peaceful position, with private gardens to rear. Providing 2,565 sq.ft. (inc garage) of beautifully presented well planned accommodation to include large kitchen/family room, three further reception rooms and three bathrooms, parking and double garage.

ACCOMMODATION
A front door leads to

ATTRACTIVE ENTRANCE HALL
with part galleried landing.

CLOAKROOM
with wc and wash basin, fully tiled walls.

SITTING ROOM
with dual aspect, bay window to front, fireplace with wood burning stove, downlighters.

STUDY/SNUG
with fitted desk, cupboards and shelving, downlighters, bay window to front.

ENTERTAINING KITCHEN/FAMILY ROOM
with range of cupboards and granite work surface, one and a half bowl sink and drainer, wine fridge, pan drawers, Neff five burner gas hob with filter hood over, Neff built in oven and grill, built in fridge freezer, pull out larder cupboard, built in dishwasher, downlighters, tiled floor, large breakfast bar.

SITTING/DINING AREA
with bi-folding doors to garden deck. Double doors to

SECOND SITTING ROOM
with French doors to rear, downlighters, tiled floor.

UITLITY ROOM
with range of cupboards and work surface, sink, space and plumbing for washing machine, space for dryer, LPG boiler, downlighters and tiled floor.

SPACIOUS FIRST FLOOR LANDING
downlighters, access to part boarded roof space having light and ladder, airing cupboard with hot water cylinder.

BEDROOM ONE
with sliding doors to wardrobes, downlighters.

EN SUITE
with wc, wash basin and large shower cubicle, downlighters, chrome heated towel rail, fully tiled walls, tiled floor.

BEDROOM TWO
with sliding doors to wardrobe.

JACK AND JILL EN SUITE
with wc, wash basin and large shower cubicle, chrome heated towel rail, tiled walls, tiled floor, downlighters.





















BEDROOM THREE

BEDROOM FOUR
with fitted wardrobes.

BEDROOM FIVE

BATHROOM
with wc, wash basin with cupboards below, bath, separate shower cubicle, downlighters, fully tiled walls, tiled floor, downlighters.

OUTSIDE
There is a block paved driveway, access to

DOUBLE GARAGE
with electric up and over door to front, pedestrian door to rear, power and light.

Stone gravelled foregarden with hedging. Gated side access to rear.

REAR GARDEN
with composite deck, three poreclain tiled seating areas, one with a pergola timber framed covered seating area.

EXCELLENT COVERED OUTDOOR KITCHEN
with two granite surfaces and large bar/seating area.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. There is a current estate charge of approximately £311 per year. 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 which is metered from tanks at the start of the development.

LISTED: No

BROADBAND/MOBILE COVERAGE: Broadband: Superfast available (Checked on Ofcom Sep26) | Minimum Mobile Coverage: 70% Vodafone (Checked on Ofcom Sep26)

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: C. 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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