

Peter Clarke



Beaconwood, Bordon Hill

Stratford upon Avon



Beaconwood, Bordon Hill Stratford upon Avon CV37 9RX

A rare opportunity to acquire a stunning, beautifully refurbished three double bedroom detached single storey residence providing beautifully presented accommodation with outstanding views over Stratford upon Avon and beyond. Sitting room, superb quality kitchen opening to dining/family room, three double bedrooms, bathroom and en suite, good sized gardens to front and rear. Set back from the road in a secluded position. NO CHAIN.

- Beautifully refurbished by award winning Housestyle Countrywide
- New roof, new windows, new heating system
- Re-wired, new plumbing, new flooring

£575,000

Peter Clarke

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STRATFORD UPON AVON is a thriving Market Town offering excellent shopping, sporting, cultural, social and recreational facilities. It is within easy reach of many of the industrial and commercial centres of the Midlands and the Cotswolds are close at hand. Junction 15 of the M40 motorway lies within 6 miles distant at Longbridge, Warwick, enabling good communications of the Midlands conurbation, via the M42, M5, M6 as well as affording a straightforward route to London and the South.

BORDON HILL consists of a range of mainly detached properties. This particular property has been recently refurbished to a very high standard.

ACCOMMODATION

A front door leads to

SPACIOUS HALL with Amtico floor, downlighters.

SITTING ROOM with dual aspect, French doors to front, full length windows to side, stone fireplace surround (electric point or could be used as a real fireplace).

SUPERB KITCHEN/BREAKFAST ROOM with one and a half bowl sink with filter taps over. Fitted with a range of units providing cupboards, pan drawers, silestone work surfaces with upturn and storage space. Central island with pan drawers, breakfast bar, silestone work surface, four ring electric hob with stainless steel extractor hood over, built in oven and grill, built in dishwasher, built in fridge freezer, downlighters, Amtico floor. Opening to

OUTSTANDING FAMILY DINING ROOM bi-fold doors to rear, full length corner windows with stunning views over Stratford upon Avon, lantern skylight, Amtico floor, downlighters.

UTILITY ROOM with single bowl, single drainer sink unit with filter taps over, fitted units with silestone work surface with upturn, Amtico floor, downlighters, space and plumbing for washing machine.

BEDROOM ONE

EN SUITE with wc, vanity unit with wash basin and shower cubicle, raindrop shower head and shower attachment, chrome heated towel rail, downlighters. Porcelanosa floor and wall tiles.

BEDROOM TWO

BEDROOM THREE double doors to wardrobe.

LUXURY BATHROOM with wc, vanity unit with wash basin and bath with central taps. Shower cubicle with raindrop shower head and shower attachment, tiled floor, tiled splashbacks, chrome heated towel rail, downlighters. Porcelanosa floor and wall tiles.

OUTSIDE Lawned garden to front, off road parking to front. There is a shared private drive with visitors parking area. Tap.

REAR GARDEN with raised deck with stunning views of the town. The remainder of the garden is lawned and will be enclosed by wood fencing. There is an opportunity to purchase extra land to the rear for a detached double garage with parking.

GENERAL INFORMATION

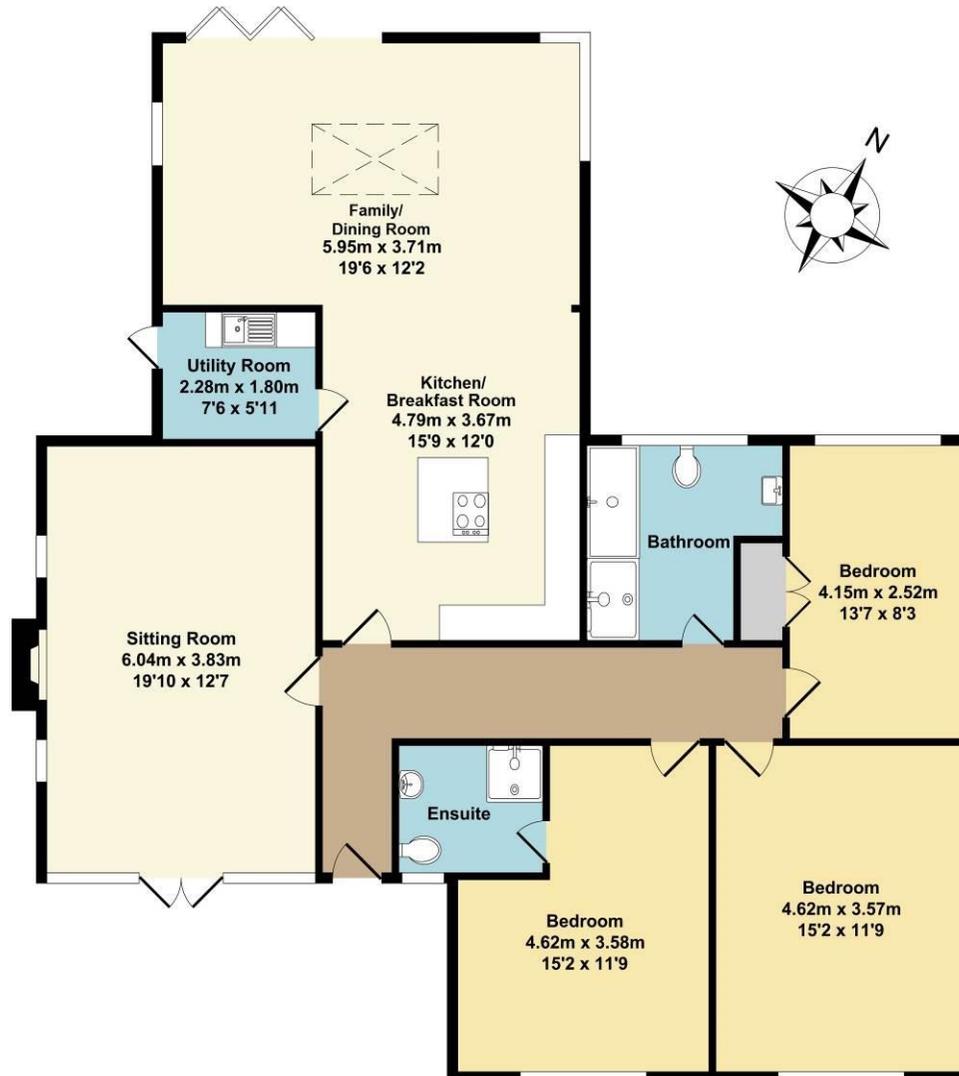
TENURE The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts. A management company will be put in place to maintain the drive and communal areas.



Beaconwood

Total Approx. Floor Area 134.01 Sq.M. (1442 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



Approx. Floor
Area 134.01 Sq.M.
(1442 Sq.Ft.)



SERVICES We have been advised by the vendor that mains electricity, water and drainage are connected to the property. These details should be checked by your solicitor before exchange of contracts. Oil heating to radiators.

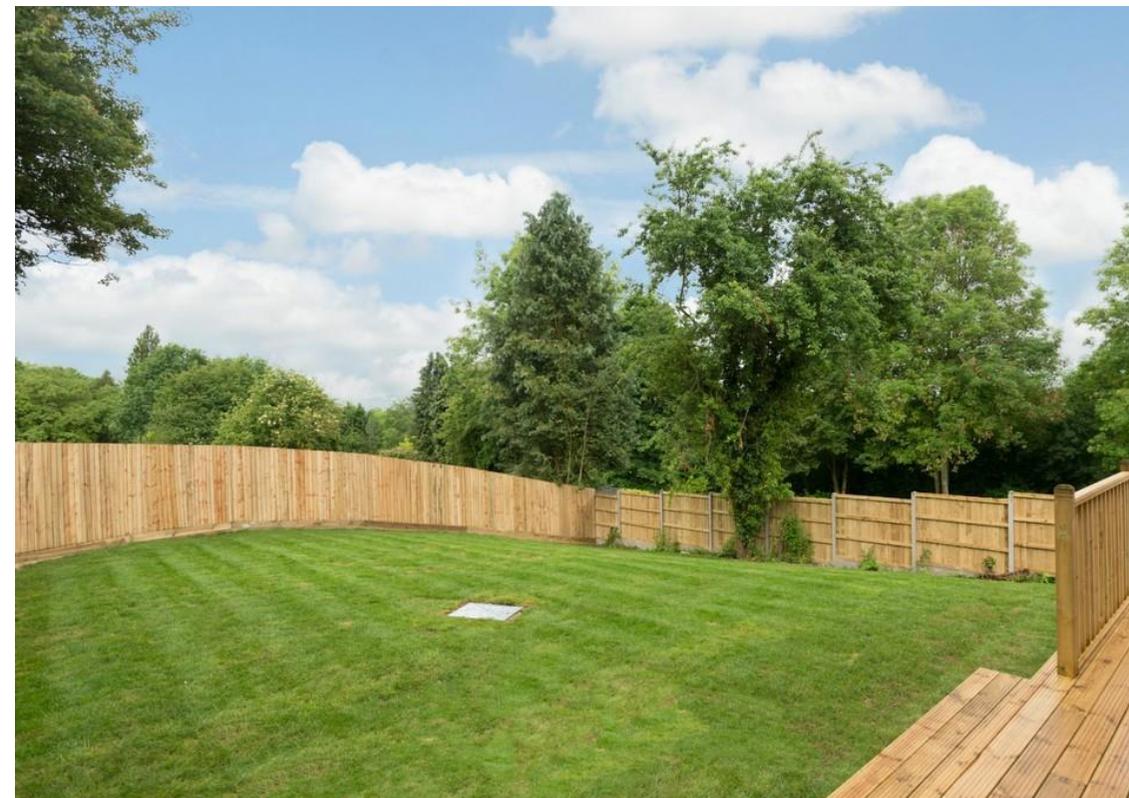
RIGHTS OF WAY The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

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

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

DIRECTIONS: Proceed out of Stratford town centre on the B439 Evesham Road. After just over a mile proceed up Bordon Hill and you will find the property towards the top of the hill on the right hand side identified by the For Sale board.

VIEWING: By Prior Appointment with the Selling Agents.



DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) 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; (ii) 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. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings (iv) 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 (v) 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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Six offices throughout South Warwickshire & North Cotswolds