

# Peter Clarke



5 Goldicote Hall  
Goldicote







# 5 Goldicote Hall

Goldicote CV37 7NY

A truly impressive two bedroom split level, first floor apartment in a converted period house set in approximately eighteen acres of grounds. Boasting period features such as high vaulted ceilings, diamond lead framed windows and decorative internal windows with it's panoramic views of the grounds, allowing lots of light to stream through, this apartment must be viewed. Also benefiting from a GARAGE and no onward chain.

- Converted period house apartment
- Two bedrooms
- Communal grounds including tennis court
- Communal front door shared with just one other apartment
- Private landing area

£375,000

Peter Clarke

53 Henley Street & 1 Meer Street,  
Stratford-upon-Avon, Warwickshire CV37 6PT  
01789 415444

stratford@peterclarke.co.uk

**www.peterclarke.co.uk**



**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 7 miles distance at Longbridge, Warwick, enabling good communications with the Midlands conurbation, via the M42, M5, M6 as well as affording a straightforward route to London and the South.

**ACCOMMODATION** As you drive down the tree lined drive to Goldicote Hall, the driveway opens up to a parking area adjacent to Goldicote Hall, which is set in the middle of the communal grounds. Steps then lead down to a communal front door which serves just one other apartment.

**COMMUNAL ENTRANCE HALL** stairs lead to a private landing.

**PRIVATE ENTRANCE HALL** wall mounted entry phone system, door to airing cupboard.

**DINING KITCHEN** matching wall, base and drawer units with work surface over and incorporating stainless steel sink, integrated eye level oven and grill, four ring electric hob and extractor, integrated fridge, freezer, washing machine and dishwasher.

**SITTING ROOM** with open fire with decorative surround and mantle over.

**BATHROOM** a white suite with bath with shower over, wc and pedestal wash hand basin.

Five steps lead off the hallway up to the bedrooms.

**BEDROOM** bay window overlooking the grounds at the front, built in wardrobe.

**EN SUITE** a deceptive size incorporating shower cubicle, wc and wash hand basin with storage under.

**BEDROOM TWO** with wall mounted storage.

**OUTSIDE** The property boasts fantastic grounds maintained by the management company, including landscaped gardens, parkland, tennis court and pathways. There is an **ALLOCATED PARKING SPACE** to the front of the property and a **SINGLE GARAGE EN BLOC**.

## GENERAL INFORMATION

**TENURE** The property is understood to be leasehold with a 999 year from 2001, and also a share of the freehold. The property comes with an annual service charge of £3,784.80. This information must 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 information must be checked by your solicitor before exchange of contracts. LPG central heating.

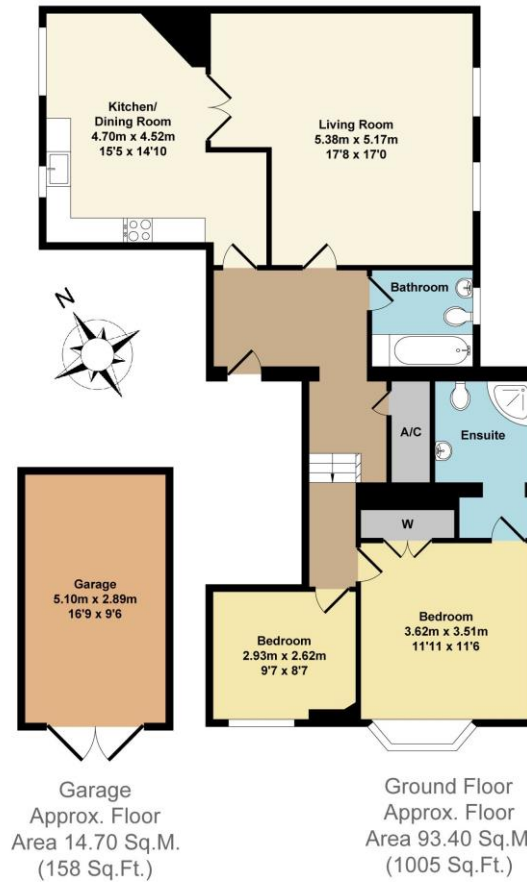
**RIGHTS OF WAY:** The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.



# Goldicote Hall, CV37 7NY

Total Approx. Floor Area 108.10 Sq.M. (1163 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.









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

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: TBC.**

**DIRECTIONS:** Proceed out of Stratford town centre on the A422 Banbury Road. After approximately two miles you will see a sign for Goldicote Hall to your left. Proceed down the tree lined drive and you will find the property located in the right hand wing of Goldicote Hall.

**VIEWING:** By Prior Appointment with the Selling Agents.

**REGULATED BY RICS**

---

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.





Peter Clarke

**Six offices serving South Warwickshire & North Cotswolds**