



SUTCLIFFE AVENUE, ALDERMINSTER

COLEBROOK  
SECCOMBES

**4 SUTCLIFFE AVENUE  
ALDERMINSTER  
WARWICKSHIRE  
CV37 8NZ**

4 miles to Stratford-upon-Avon  
5 miles to Shipston on Stour  
10 miles to Junction 15 of the M40 motorway  
at Warwick

**AN EXTENDED, WELL-PRESENTED  
DETACHED FAMILY SIZE HOME WITH  
A GOOD SIZE GARDEN IN THIS  
SOUGHT AFTER VILLAGE.**

- Entrance Hall
- Guest WC
- Sitting Room
- Open plan Kitchen Dining Living Room
- Utility Room
- Main Bedroom ensuite
- Three additional Bedrooms
- Bathroom
- Driveway
- Enclosed Rear Garden
- EPC Rating C

**VIEWING STRICTLY BY APPOINTMENT  
01926 640 498  
sales@colebrookseccombes.co.uk**



**Alderminster** is a desirable South Warwickshire village a few miles South of Stratford-upon-Avon along the A3400 which leads to the Cotswold Hills. The village enjoys an excellent public house, The Bell at Alderminster, which has accommodation and popular restaurant.

The nearby village of Newbold on Stour, less than 2 miles away offers a village shop, post office and public house. Local Primary schools are available at Ilmington and Ettington, five and three miles respectively. The Rosebird centre on the outskirts of Stratford-upon-Avon provides the nearest supermarket, Waitrose.

The surrounding countryside offers wonderful walking, cycling, riding, while Stratford-upon-Avon offers a wide range of commercial, recreational and educational facilities.

**4 Sutcliffe Avenue** is understood to have originally been constructed in mid-20<sup>th</sup> century and has subsequently undergone considerable alteration, extension and improvement in recent years resulting in the spacious and well planned accommodation offered today.

Originally adjoining the neighbouring property, the property has a two-story extension to the side and rear, resulting in a balanced family size home with superb open plan kitchen, dining and living room with bi-fold doors to the large rear garden. Both family bathroom and ensuite shower room to the main bedroom have recently been replaced and the property is maintained and decorated to a good standard.

## GROUND FLOOR

**Entrance Hall** with with understairs cupboard and staircase to first floor. **Sitting Room** outlook to front and rear with glazed double doors opening to rear garden. Log burning stove to fireplace. **Kitchen/Dining/Living Room** a large spacious open plan room with double aspect to front and rear of the property, glazed bifold doors opening to rear garden. Range of matching fitted contemporary grey kitchen units under wood effect worktops to two walls and returning to the centre of the room with a breakfast bar. Integrated appliances include; four ring electric hob, double electric oven, extractor hood,

dishwasher, fridge and a separate freezer. Matching wall cupboards over including wall-mounted gas fired boiler. Wood effect flooring throughout. Part glazed door to the side of the property and connecting door to **Utility Room**. Understairs storage space and fitted with a single work top with inset stainless steel circular sink with mixer tap, cupboards under, space and plumbing for washing machine, window to rear. **Guest WC** fitted with close coupled WC, wall-mounted wash hand basin, extractor fan and obscured glazed window.

## FIRST FLOOR

**Landing** with access to loft space and sun tube. **Bedroom One** outlook to the rear of the property with views over the garden and surrounding countryside. Built-in double wardrobe. **Ensuite Shower Room** walk-in shower with glazed screen and dual head shower unit. Wall-mounted wash hand basin with storage under, close coupled WC, part tiled walls, tiled floor, towel radiator, extractor fan and outlook to the front of the property. **Bedroom Two** outlook to the front of the property. **Bedroom Three** outlook to the front of the property. **Bedroom Four** outlook to the rear of the property and built-in wardrobe cupboard. **Bathroom** with floor standing ball and claw slipper bath and mixer tap to side, close coupled WC, wall-mounted wash hand basin with storage under, walk-in shower with glazed screen and multiheaded shower, towel radiator, extractor fan and tiled floor.

## OUTSIDE

To the front of the property a private gravel driveway with parking for several vehicles leads to an **Entrance Porch** with outside light. Ornamental flowerbeds to borders and picket fence fronts Sutcliffe Avenue. Pedestrian access to either side of the property leads to timber gates and opens to an enclosed, large rear garden. A large deck spans the full width of the property, with outside lighting and water supply. A predominantly lawned garden leads away from the property ornamental flowerbeds, bushes, shrubs, and outlook onto the surrounding countryside.



## GENERAL INFORMATION

### Tenure

Freehold with Vacant Possession.

### Services

Mains water, drainage, gas and electricity are understood to be connected to the property. Central heating is provided by Gas fired boiler in the Kitchen.

### Council Tax

Payable to Stratford District Council.

Listed in Band D

### Energy Performance Certificate

Current: 71 Potential: 80

Band: C

### Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are expressly excluded.

### Directions

CV37 8NZ

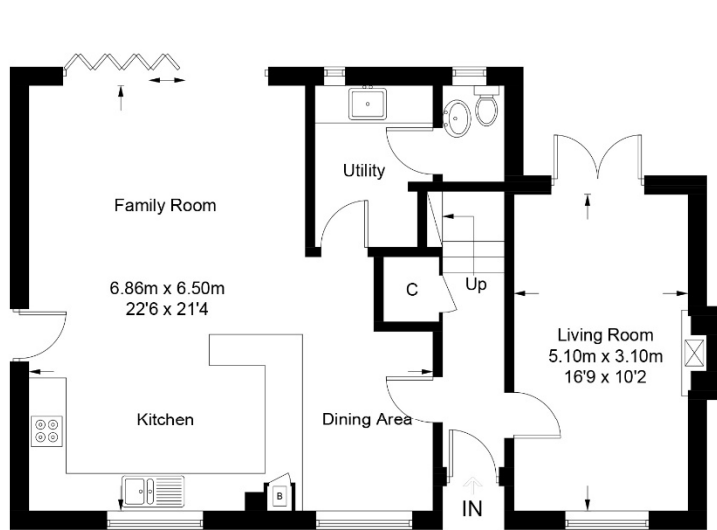
From Stratford-upon-Avon, proceed South along the A3400, passing Alscot Park Estate and into Alderminster village. Shortly after passing the Bell Inn, Sutcliffe Avenue will be found on the left-hand side with the property on the left.

What3Words: [///classic.charities.linked](https://www.what3words.com/#!/classic.charities.linked)

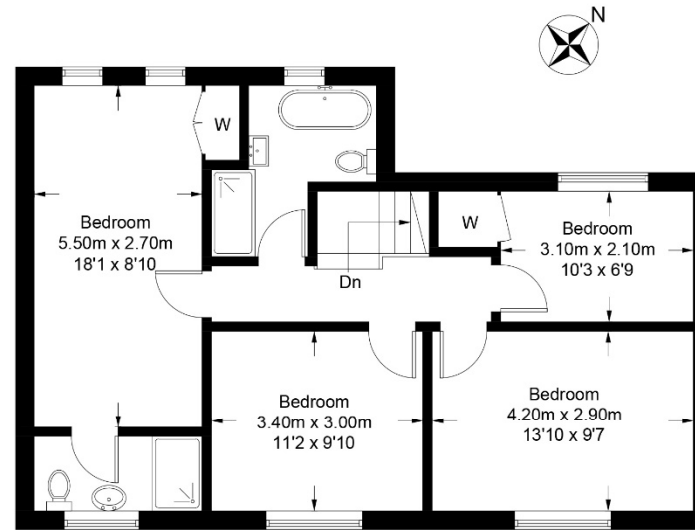
### IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.

CS/2175/28.09.2023



**Ground Floor**  
67.7 sq m / 729 sq ft



**First Floor**  
63.9 sq m / 688 sq ft

Approximate Gross Internal Area = 131.6 sq m / 1417 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID936389)

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