

Peter Clarke



The Teashop, Bidford Road

Cleeve Prior



The Teashop

Bidford Road

Cleeve Prior WR11 8LQ

An absolutely delightful three bedroom Grade II listed cottage boasting a wealth of character features including log burners, flagstone and quarry tiled flooring, original prison doors, open beams and stone walls. Tucked away down a private drive accessed by a five bar gate, The Teashop is approached through a wrought iron gate that leads you through the cottage garden to the front door. Accommodation comprises entrance porch, cloakroom, sitting room, second sitting room, dining kitchen, study, utility, three bedrooms and two bathrooms. Garden and double carport allowing off road parking. NO ONWARD CHAIN

£480,000

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CLEEVE PRIOR is an attractive and sought after Worcestershire village close to the Warwickshire border and lies approximately 2½ miles from Bidford-on-Avon which offers good local amenities whilst Stratford-Upon-Avon and Evesham offer a wider range of facilities. The village has a Church, Village Hall, Inn (The Kings Arms), Junior and Infant School and Village Stores which is open three times a week which provides grocers including bread etc.

ACCOMMODATION

Accessed via a five bar gate leading to a private drive where the entrance to The Teashop is through a wrought iron gate.

ENTRANCE PORCH access via two sets of double doors. This could also be used as a conservatory as there are further doors allowing access from the outside into the dining kitchen and also the second sitting room.

CLOAKROOM wc and wash hand basin.

SITTING ROOM having multi fuel burner set into an exposed brick fireplace.

SECOND SITTING ROOM feature multi fuel burner set into corner fireplace, door onto garden.

DINING KITCHEN having matching base and drawer units with granite work surface over and incorporating Belfast sink. Tecnik cooker and dishwasher. The kitchen area boasts quarry tiled flooring whilst the dining area benefits from flagstone flooring.

UTILITY space for washing machine, door to storage cupboard.

STUDY having large feature stone window ledge.

LANDING having loft access and door to airing cupboard. Useful storage built into stair recess.

MASTER BEDROOM being an open bedroom leading to a bathing area incorporating roll top bath, wash hand basin and feature fireplace. Door to useful eaves storage. Door to

SEPERATE WC AND WALK IN WARDROBE low level wc, useful hanging and shelving units.

BEDROOM TWO

BEDROOM THREE

SHOWER ROOM large shower cubicle, wc and pedestal wash hand basin.

GARDEN

Used to approach the entrance of this property the garden comprises a mix of lawn, patio and a brick paved pathway surrounded by flower beds and a hedge border. Garden store. There is an additional garden area accessed at the bottom of the private drive next to the neighbours garage.

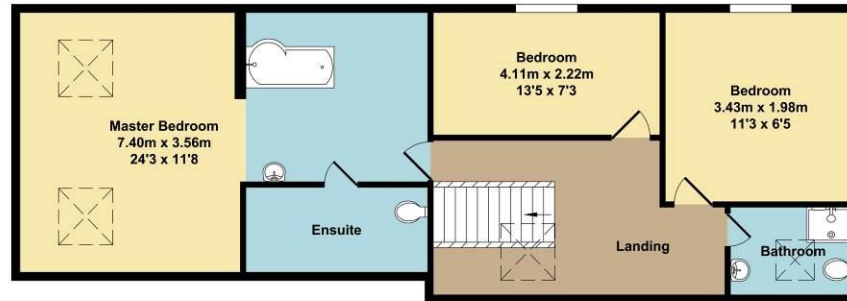
DOUBLE CARPORT allowing parking for two cars with additional storage above accessed via a separate wooden door and wooden ladder.



The Teashop

Total Approx. Floor Area 172.12 Sq.M. (1853 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



First Floor
Approx. Floor Area
74.59 Sq.M.
(803 Sq.Ft.)



Ground Floor
Approx. Floor Area
97.53 Sq.M.
(1050 Sq.Ft.)



GENERAL INFORMATION

RIGHTS OF WAY The property is accessed via a five bar gate off Hoden Lane. The Teashop has right of way over this allowing vehicular access to the carport and pedestrian access to the front door. 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.

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.

SERVICES We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However, this information should be checked by your solicitor before exchange of contracts. Gas central heating.

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

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: Not required.

DIRECTIONS: Proceed out of Stratford town centre on the B439 Evesham Road. After approximately seven miles take the first left at the roundabout onto the B40835. After approximately half a mile turn right onto Cleeve Road. Continue for approximately one and a half miles, turn right onto Cleeve Road. Proceed along for approximately one and a half miles and you will find the property just after the Kings Arms Public House on the left hand side identified by a 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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