

Peter Clarke



Croft House, Croft Lane, Temple Grafton, Alcester, B49 6PA

£725,000

Croft House is one of just two brand new luxury detached family homes built by Appletree Developments and situated in the popular village of Temple Grafton whose primary school is ranked 208 of 14,459 nationally and first locally.

These beautifully appointed homes offer up to the minute contemporary fixtures and fittings and accommodation whilst externally retaining the traditional look that is sympathetic with the village and surrounding area. These superb family homes boast excellent views and large west facing rear gardens overlooking open fields.



TEMPLE GRAFTON is a small village lying amidst delightful Warwickshire countryside, approximately five miles from Stratford upon Avon, three and a half miles from Alcester and three miles from Bidford on Avon offering a wide range of facilities. The property is also 11 miles to the M40 J15 motorway taking approx 16 minutes. The village benefits from an excellent primary school, church and public house, excellent local walks and footpaths.

ACCOMMODATION

HALL with engineered oak flooring and door to

CLOAKROOM with low level wc, wash hand basin, Porcelanosa tiling.

UTILITY ROOM 9' 2" x 5' 11" (2.79m x 1.8m)

STUDY 11' 5" x 9' 2" (3.48m x 2.79m)

LIVING ROOM 21' 11" x 11' 10" (6.68m x 3.61m) bay window to front, underfloor heating, wood burning stove, doors leading through to

KITCHEN/DINING ROOM/FAMILY ROOM 27' 11" x 11' 8" (8.51m x 3.56m) fitted with a top quality range of kitchen units in a shaker style in stone grey with central island and complimentary granite/ stone work tops. Fully integrated Bosch appliances to include double oven microwave induction hob fridge freezer dish washer.

Leading to

SUN/FAMILY ROOM 14' 5" x 11' 6" (4.39m x 3.51m) with solid wood bi-fold doors to rear garden with feature lighting over the south west facing patio.

FIRST FLOOR LANDING approached via the oak and glass staircase.

MASTER BEDROOM (REAR) 15' 9" x 11' 8" (4.8m x 3.56m) window to rear.

EN-SUITE with a contemporary white suite with walk in shower with Porcelanosa tiling and underfloor heating.

BEDROOM TWO (FRONT) 13' 9" x 10' (4.24m x 3.05m) with window to front, door to

EN-SUITE with a contemporary white suite with Porcelanosa tiling and underfloor heating.

BEDROOM THREE (REAR) 15' 9" x 9' 2" (4.8m x 2.79m)

BEDROOM FOUR 11' 10" x 11' 8" (3.61m x 3.56m) window to rear.

BATHROOM with a contemporary white suite with Porcelanosa tiling and underfloor heating.

GARAGE 19' 8" x 9' 10" (5.99m x 3m).

OUTSIDE The property has a good frontage with an attractive landscaping plan and generous parking. To the rear the garden is turfed and of generous proportions with the benefit of views over open fields.

SPECIFICATION

- * **Oak front door and internal doors throughout**
- * **Staircase with oak & glass**
- * **Shaker style kitchen with Silestone worktops and Bosch appliances**
- * **Contemporary white sanitary ware throughout with Porcelanosa tiling**
- * **Nest smart heating controlled zones**
- * **Combination of engineered oak flooring and carpet throughout**
- * **Solid wood handmade windows in Heritage colours throughout**
- * **Air source central heating for low energy bills with underfloor heating to the ground floor and radiators to first floor**
- * **Electric garage doors with remote control fobs**
- * **10 year build warranty**

GENERAL INFORMATION

TENURE: We are informed the property is Freehold, although we have not seen evidence. Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains water, electric and drainage are connected to the property. However, this must be checked by your solicitor before exchange of contracts.

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 Stratford Upon Avon District Council and is understood to lie in **Band tbc**

CURRENT ENERGY PERFORMANCE CERTIFICATE

RATING: TBC. A full copy of the EPC is available at the office if required

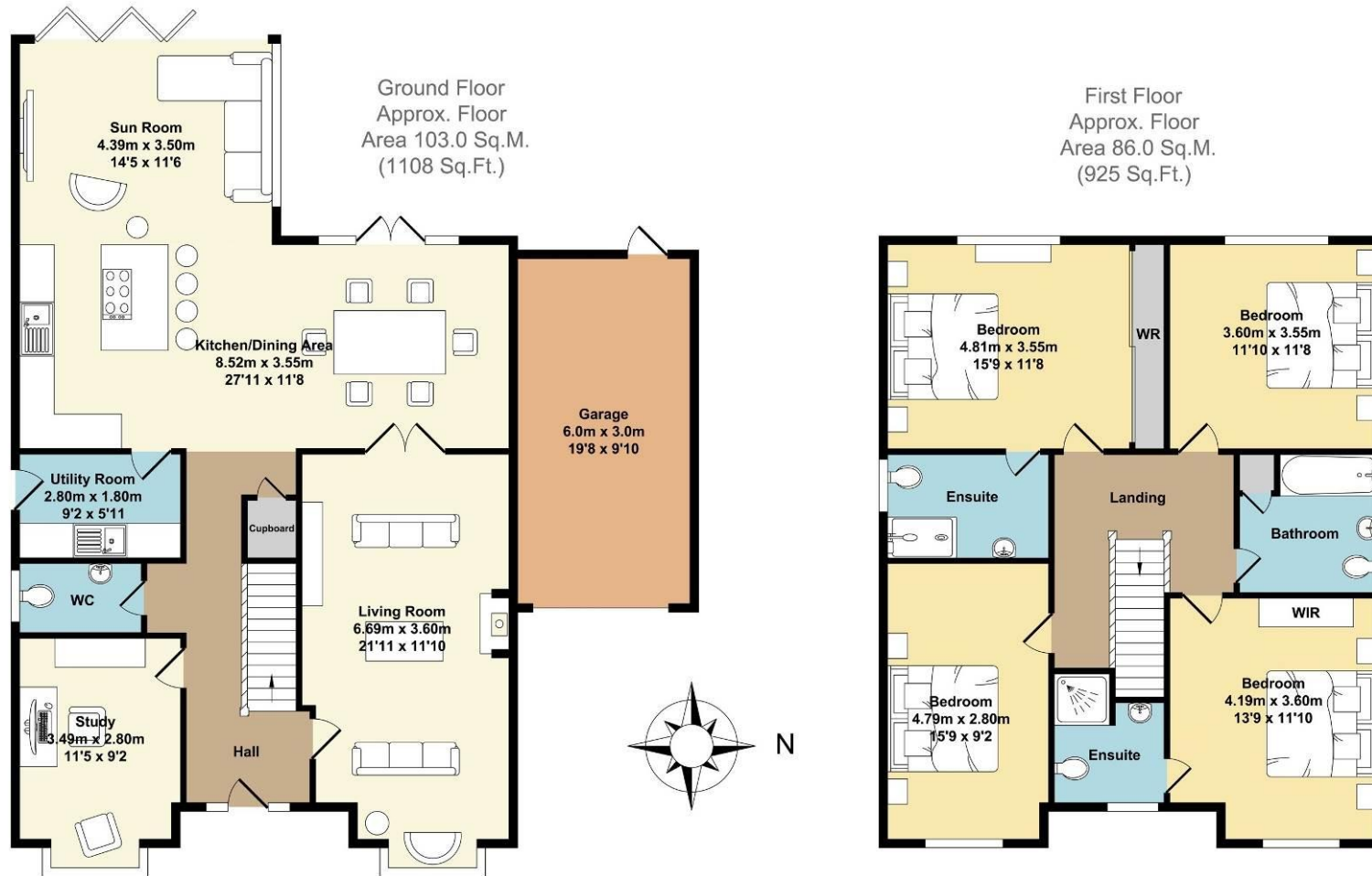
VIEWING: By Prior Appointment with the Selling Agents, Peter Clarke New Homes on 01926 870145.



Croft House, Temple Grafton

Total Approx. Floor Area 189 Sq.M. (2034 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.



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