

Peter Clarke



Hill View

Admington



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Admington CV36 4JN

A three bedroom spacious and versatile detached property in the village of Admington with outstanding countryside views. The property benefits from a large sitting room with Ecco multi fuel burner, large fitted kitchen, conservatory, dining room, office and shower room to the ground floor. To the first floor there are three double bedrooms with balcony to main bedroom and a modern bathroom. To the outside there is a driveway, garage, carport, front and rear landscaped gardens.

- Detached Property
- Versatile and Spacious Accommodation
- Three Double Bedrooms
- Two Bathrooms
- Sitting Room With Ecco Stove

£650,000

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ADMINGTON is a small, attractive and sought after hamlet situated approximately five miles to the south of Stratford Upon Avon not far from the village of Ilmington and en route to the town of Shipston On Stour which is on the edge of the Cotswolds and offering excellent local amenities. Stratford upon Avon and Chipping Campden offer a variety of shopping, social, educational and recreational facilities and there is easy access to the motorway network and regional centres.

ACCOMMODATION

ENTRANCE PORCH

ENTRANCE HALL having stairs leading to first floor. Door leading to integral garage.

SITTING ROOM having window to front elevation with far reaching views. Ecco multi fuel stove set on limestone tiles.

KITCHEN having dual aspect windows to rear and side elevation with door to rear garden. A range of base, wall and drawer units with work surfaces over. Composite one and a half bowl sink and drainer with mixer tap. Integrated appliances to include gas hob with extractor above, double oven and fridge.

UTILITY ROOM having window to rear elevation. Stainless steel sink and drainer, shelving and wall mounted cupboard. Space and plumbing for appliances.

DINING ROOM currently used as an office. Double door leading to

CONSERVATORY being of brick and glazed construction with a tiled floor. Double doors leading to the rear garden.

SHOWER ROOM having window to rear elevation. Enclosed shower cubicle, wc and contemporary wash hand basin with drawer storage beneath.

OFFICE/PLAYROOM having door to side leading to garden. Storage cupboards.

FIRST FLOOR LANDING having access to loft space which is partly boarded and has access via a ladder. Storage cupboard with shelving.

MAIN BEDROOM being dual aspect and having sliding doors onto a balcony with sunset views over open countryside. Walk in wardrobe.

DRESSING ROOM/NURSERY having window to rear elevation.

BEDROOM having window to front elevation.

BEDROOM having window to front elevation and built in wardrobes.

BATHROOM Having window to rear elevation. P shaped bath with shower over and glazed screen, vanity wash hand basin and wc.

GENERAL INFORMATION

OUTSIDE To the front of the property there is an in and out driveway, lawns, access to the garage via double doors, a car port, log store and gate leading to rear garden. The rear garden is landscaped with patio areas, established borders, lawn, vegetable plot and a greenhouse. To the side of the property there is a covered storage area currently used as a potting area.

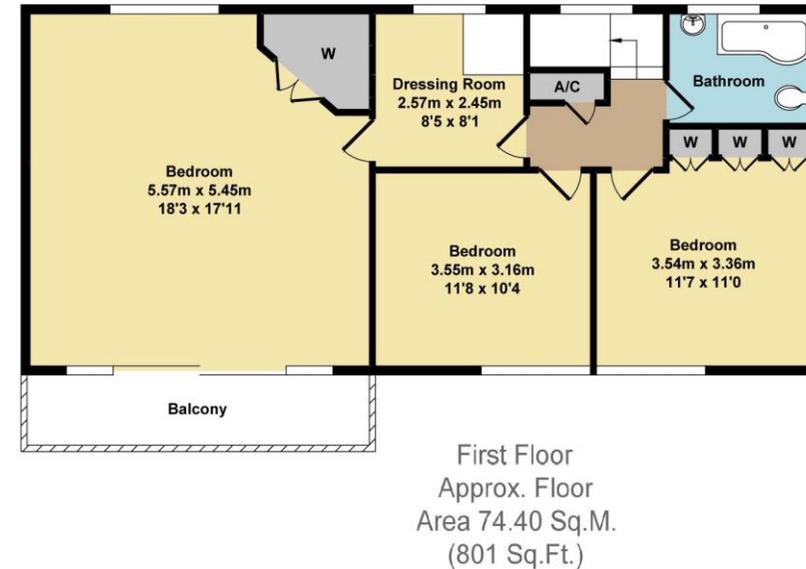
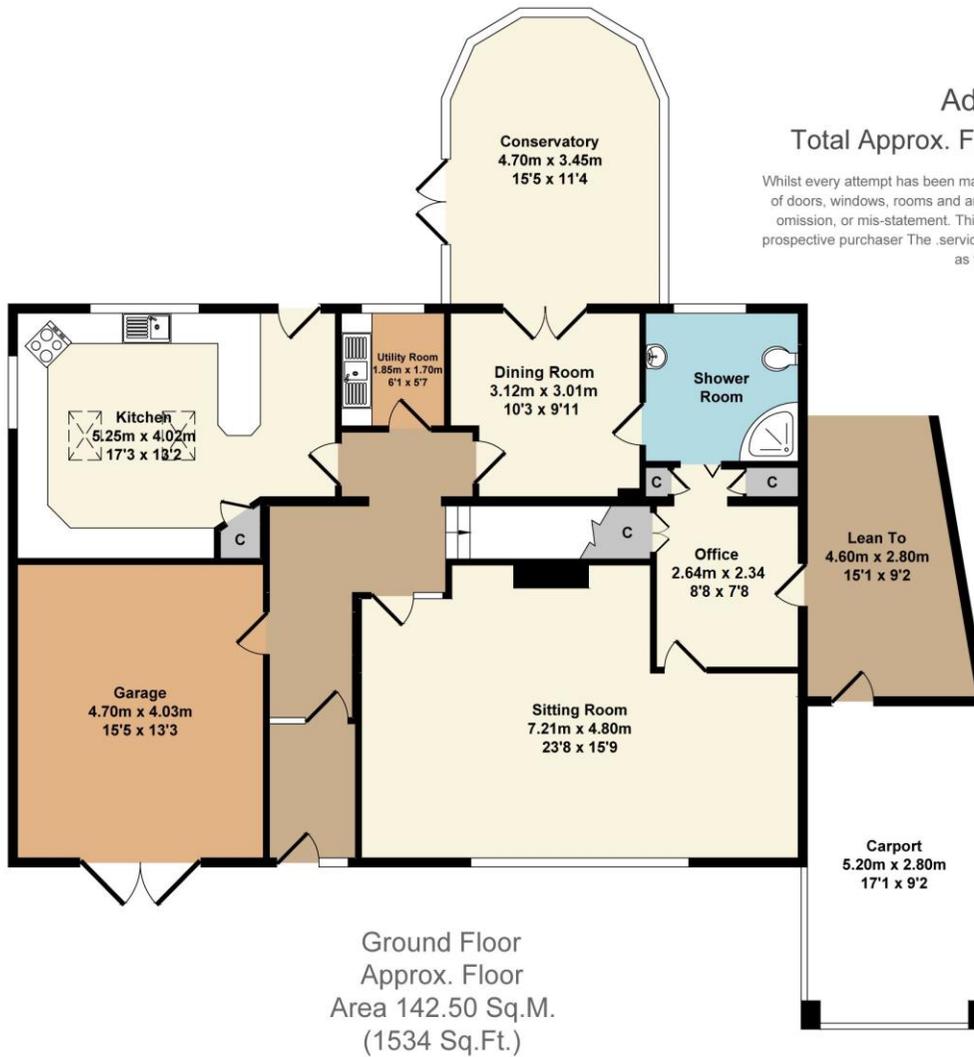
TENURE The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

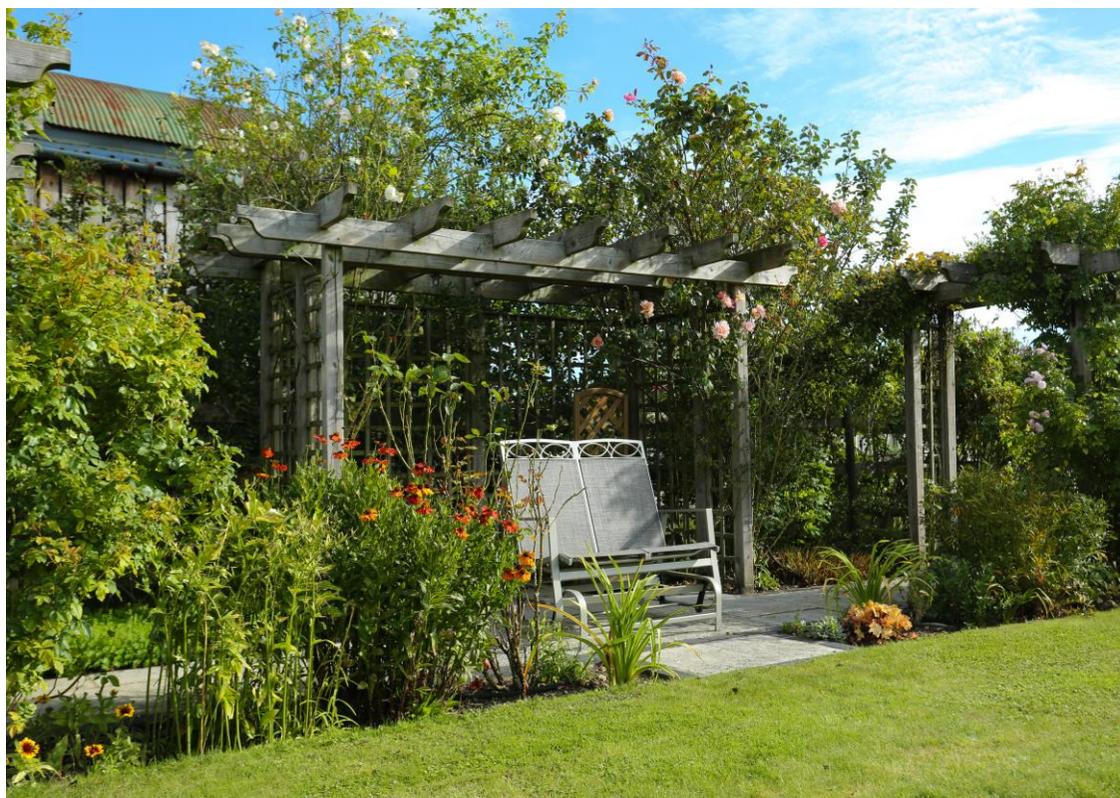
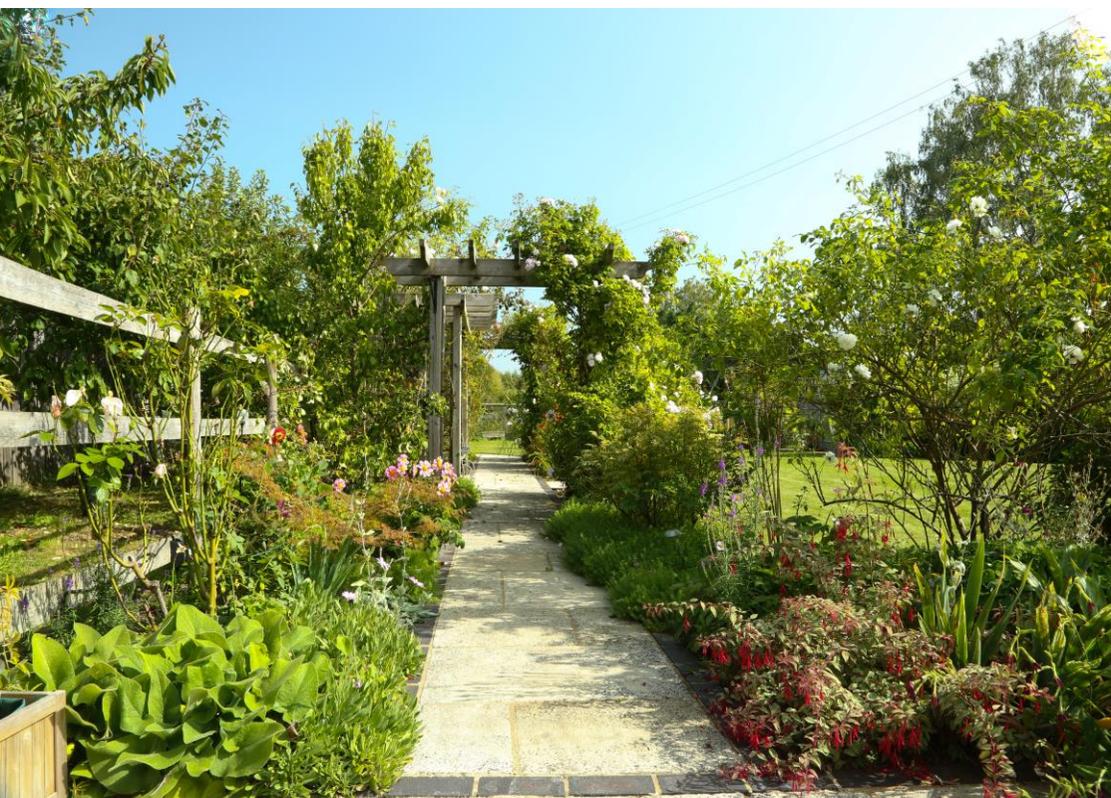


Admington, CV36 4JN

Total Approx. Floor Area 216.90 Sq.M. (2335 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.





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

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

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

DIRECTIONS: From the centre of Shipston On Stour turn right onto West Street. Take the next right into Darlingscot Road and follow this road to the junction. Go straight across and through Darlingscot toward Ilmington. As you get into Ilmington turn right and follow the road until you turn left towards Lower Quinton. This road will take you to Admington where you turn left and the property can be found on the left hand side.

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