

Ashgrove House, 37 Grove Road, Stratford-upon-Avon, CV37 6PB

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Approximate Gross Internal Area
Ground Floor = 126.95 sq m / 1367 sq ft
First Floor = 82.74 sq m / 891 sq ft
Second Floor = 31.80 sq m / 342 sq ft
Total Area = 241.49 sq m / 2600 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

- Beautifully presented and upgraded guest house
- Town centre location opposite The Firs gardens
- Sold with goodwill, fixtures and fittings
- Excellent, spacious owners accommodation
- Eight/nine bedrooms
- Off road private parking space
- Courtyard style south west facing gardens

8 7 3

£695,000

A beautifully presented eight/nine bedroom guest house situated in the town centre opposite The Firs gardens, to include private parking space, goodwill, fixtures and fittings. Excellent owners accommodation with two bedrooms and two reception rooms. Upgraded and beautifully presented throughout. For further information please go to www.ashgrovehousestratford.co.uk.

OWNERS ACCOMMODATION

GROUND FLOOR BEDROOM/DINING ROOM
fireplace with open fire.

EN SUITE
with wc, wash basin and bath with shower screen and shower over.

INNER HALL
with fitted cupboards.

SITTING ROOM
with square bay window to side.

REFITTED KITCHEN
with range of contemporary grey cupboards and work surface, double bowl sink, space and plumbing for dishwasher and washing machine, five burner gas hob with glass splashback and Neff filter hood over, pan drawers, two built in ovens, space for two fridge freezers.

INNER HALL

BEDROOM
with French doors to courtyard garden, roof window.

JACK AND JILL EN SUITE
with wc, wash basin and large shower cubicle with rainfall shower head and attachment.

RECEPTION ROOM/BEDROOM
with roof window.

ACCOMMODATION

ENTRANCE HALL

SITTING ROOM
with large bay window to front, fireplace suitable for open fires. Under stairs storage cupboard.

FIRST FLOOR LANDING
access to roof space, roof window, under eaves storage.

BEDROOM ONE

EN SUITE
with wc, wash basin and shower cubicle.

SHOWER ROOM
with wc, wash basin and shower cubicle.

BEDROOM TWO

EN SUITE
with wc, wash basin and shower cubicle.

BEDROOM THREE
bay window to front and views of gardens.

EN SUITE
with wc, wash basin and shower cubicle.







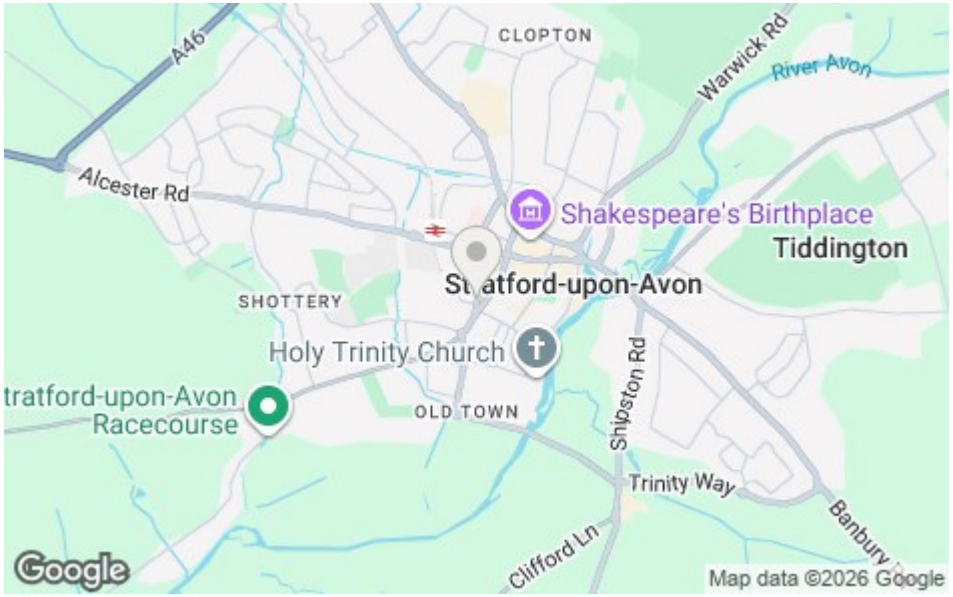














BEDROOM FOUR
with views to front, wash basin.

SECOND FLOOR LANDING
with roof window.

BEDROOM FIVE
with wash basin.

EN SUITE
with wc, wash basin and shower cubicle.

BEDROOM SIX
with roof window, wash basin, under eaves storage.

OUTSIDE
There is a stone gravelled foregarden, shared gated access to side leading to

REAR COURTYARD GARDEN
which is south-west facing, with astro turf and paving.

Owners private parking space.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. 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 should be checked by your solicitor before exchange of contracts. Gas heating to radiators.

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. There is a right of way to a parking space which is off a private drive.

LISTED: No

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast available (Checked on Ofcom Jun26) | Minimum Mobile Coverage: 62% Vodaphone (Checked on Ofcom Jun26)

COUNCIL TAX: Council Tax is levied by the Local Authority. The owners accommodation is understood to lie in Band A.

BUSINESS RATES: The Rateable Value is £7,900.

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

VIEWING: By Prior Appointment with the selling agent.

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Peter Clarke
Winkworth