

Windmill View | Welsh Road East  
Marston Doles

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GODFREY-PAYTON  
CHARTERED SURVEYORS



## A Two Bedroom Detached Bungalow offering circa 11 acres

Guide Price: £550,000

### Summary of accommodation

- Spacious Two Bedroom Detached Bungalow
- Located Close To Marston Doles Locks
- Good Size Kitchen / Dining Room
- Scope For Loft Conversion (STPP)
- Built Circa 2009
- Site Totalling To Circa 11 Acres With 10.5 Acre Field
- Rear Of Land Provides Access To Canal Path
- Offered For Sale With No Onward Chain
- Subject To An Agricultural Tie
- Council Tax Rating: A EPC Rating: D



A spacious and well thought through two bedroom detached bungalow situated in the quiet hamlet of Marston Doles, between Southam and Priors Marston. Offered with the property is land totaling to circa 11 acres.

The bungalow offers: a good size entrance hall, dual aspect dining kitchen, with good size utility and wet room off, a living room with log burner, two double bedrooms and a family bathroom. There is also a staircase leading to a large loft area which would benefit from conversion (subject to planning and building control). Outside, there is a driveway and good size rear garden, with immediate access to the land.

Subject to an Agricultural Tie, the property offers excellent value for money for those working in agriculture or forestry.



**Windmill View comprises in further detail:**

The bungalow is approached from Welsh Road East, via a part Tarmac and gravel drive leading to a private driveway and fore garden with gated access leading to the rear garden, and a feature Canopy entry with private main entrance door opening to:

**Entrance Hall**

Obscured window to front aspect, two ceiling light points, radiator, wood-effect flooring, staircase leading to loft storage, and doors to:

**Living Room**

Windows to rear and side aspects which overlook the rear garden, two ceiling light points, recess to chimney breast with feature wooden beam, log burner and stone hearth.

**Kitchen Dining Room**

With tile-effect flooring throughout:

**Kitchen Area**

Window to front aspect, ceiling light point, partially tiled walls and a fitted kitchen comprising: range of wall, drawer and base units with work surfaces over, inset one and half bowl sink with mixer tap and drainer unit. integrated dishwasher, electric hob with cooker-hood, double electric oven and an integrated fridge-freezer.

**Dining Area**

With French doors opening to rear garden, two ceiling light points and door to:

**Utility**

Windows to front, side and rear aspects, door to rear aspect opening to rear garden, ceiling light point, radiator, wall-mounted boiler, cupboard housing electricity board, base units with work surface over, inset one bowl sink with drainer and mixer tap, under-counter space and plumbing for washing machine and tumble dryer, with door to:

**Wet Room**

Obscured window to front aspect, ceiling light point, fully tiled walls, radiator and a suite comprising: open access to

wall mounted shower, low-level flush w.c., and a wall-mounted wash hand basin.

**Bedroom One**

Dual aspect with windows to front and side aspects, ceiling light point, radiator and wood-effect vinyl flooring.

**Bedroom Two**

Window to rear aspect, ceiling light point and radiator.

**Family Bathroom**

Obscured window to front aspect, ceiling light point, partial wall tiling, radiator, wood-effect vinyl flooring, and a suite comprising: low-level flush w.c., pedestal wash hand basin, paneled bath with telephone style mixer tap and shower attachment over.

**Loft**

Accessed via a wooden staircase from the entrance hall, which leads into a large roof space, with lighting and boarding flooring.

**Outside**

**Wrap-Around Enclosed Rear Garden**

Accessible via the kitchen and driveway with a gate opening to a paved pathway leading to a paved patio seating area with a good size lawn beyond. There is a paved pathway leading to a storage container and wooden shed space, with access to the land to the rear.

**Land**

Comprising of a largely flat field space, enclosed with hedgerows, fencing and River Itchen to sides. Area measuring circa: 10.5 acres.

**Agricultural Occupancy Restriction (Ag-Tie)**

Please be advised that the property is subject to an Agricultural Occupancy Restriction which restricts the occupancy of the property to someone employed, or last employed, locally in agriculture or forestry, or someone who is a dependent of such a person.



**Agent Notes:**

1. The vendor informs Godfrey-Payton that the property previously benefited from use of Thermal Solar Panels, and whilst the panels have since been removed, the former water connection is still in situ.
2. The neighbouring property, Willow Cottage, benefits from an Easement providing vehicular and foot rights of way over the accessway and track leading to Willow Cottage. Whilst the accessway and track remain in use by the neighbouring property, the neighbour will contribute towards upkeep costs of the same.
3. The vendor informed Godfrey-Payton that the drainage for the property is serviced by a bio-disc sewage treatment plant, which discharges into the River Itchen.
4. Godfrey-Payton have not seen planning or building control approval for Windmill View and encourage buyers to obtain sighting of the same via their solicitor.

Please be advised that this information has been provided to Godfrey-Payton by the vendor. Godfrey-Payton confirm that they have not checked the legal documentation to verify the status of the property or any information provided about the property, and therefore advise any interested party to confirm the same via their solicitor and/or surveyor.

**Council Tax**

The property is located until Stratford-Upon-Avon council, and has a council tax band rating of C.

**Energy Performance Rating (EPC)**

The property has EPC rating of a D (58), with potential for a rating of C (78).

**Fixtures & Fittings**

Please note that only those items expressly mentioned in these sales particulars are to be included in the agreed sales price of the property.

**Services**

Godfrey-Payton understands from the vendor that electricity and water are connected to the property. The drains are connected to a bio-disc sewage treatment plan which discharges into the River Itchen. There is an LPG connection at the property. however Godfrey-Payton has not obtained verification of this. We advise any interested party to confirm the same via their Solicitor / Surveyor before committing to purchase the property.

**Tenure**

Godfrey-Payton have been informed that the property is Freehold. However, we have not checked the legal title of the property and therefore encourage all interest parties to confirm the legal status of the property.

**General Information**

Please note, these sales particulars have been prepared in good faith and do not form part of the legal contract for the sale of the property due to the possibility of omissions and/or errors.

The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters affecting the legal title.

Godfrey-Payton has not verified the structural status, ownership, tenure, planning / building regulation approval, or the availability and operation of services or appliances at the property.

Godfrey-Payton recommends all interested parties to seek validation of the above information with their solicitor / surveyor before committing to purchasing the property.





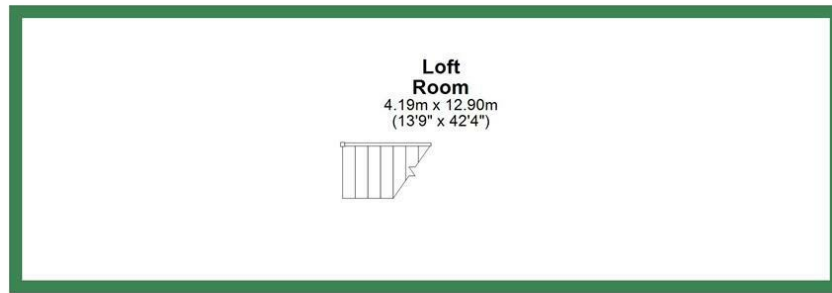
### Ground Floor

Approx. 101.0 sq. metres (1086.6 sq. feet)



### First Floor

Approx. 54.0 sq. metres (581.6 sq. feet)



Total area: approx. 155.0 sq. metres (1668.2 sq. feet)



## INFORMATION

### Viewings

To be arranged via Godfrey-Payton on:  
01926 492 511

### Website

For more information visit our website:  
[www.godfreypayton.co.uk](http://www.godfreypayton.co.uk)

### Opening Hours

Monday Friday 9.00am - 5.30pm  
Saturday By Appointment Only  
Sunday Closed

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>78</b>
<b>58</b>	
EU Directive 2002/91/EC	
England & Wales	



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**Jessica Blyth-Mallett BA(hons) MNAEA**

Head of Residential Sales & Lettings  
[jessica.blyth-mallett@godfrey-payton.co.uk](mailto:jessica.blyth-mallett@godfrey-payton.co.uk)