



FOR STARTERS



ASKING PRICE
£525,000

MAIN COURSE

This stunning four double bedroom detached family home, complete with a double garage and South facing garden, is nestled in a small cul-de-sac in the charming village of Newbold-on-Stour. Despite its tranquil location, the property is just a short walk from the village pub and shop, providing a perfect blend of peaceful living and convenience.

The current owner has meticulously renovated and adapted the property over the years, transforming it into a spacious and practical family home. As you step through the front door, you are greeted by a large, bright entrance hall which sets the tone for the rest of the property.

The dual-aspect kitchen/dining room boasts timeless high gloss modern fitted units with stylish Quartz worktops. There are a range of integrated appliances, including an oven and hob, dishwasher, washing machine and a full size fridge with a separate full size freezer. A built-in window seat in the front bay window adds a cosy touch, and a door leads out to the rear garden. Adjacent to the kitchen, a cleverly designed pantry leads to a downstairs WC.

On the opposite side of the house, a large lounge stretches the depth of the home, featuring double doors that open to the garden and a feature Gas Living Flame fireplace giving a lovely focal point.

Upstairs, there are four double bedrooms all arranged around a galleried landing. The main bedroom is equipped with fitted wardrobes and a generously sized en-suite shower room. There are two further double bedrooms with fitted wardrobes, a fourth bedroom which would also accommodate a double bed. The family bathroom is fitted with a modern and contemporary suite with P-shaped bath and shower over.



Outside, the lovely south-facing rear garden features a patio area and a large lawn, perfect for outdoor entertaining and relaxation. To the front, there is a detached double garage with power and light, along with a driveway providing parking for two cars.

Located in Newbold-on-Stour, this home is set within the beautiful south Warwickshire countryside on the fringe of the Cotswolds, approximately four miles from the historic market town of Shipston-on-Stour. The village of Newbold-on-Stour itself features a country pub, a post office and general store, a small Primary School and Church.

This property offers an ideal combination of modern living in a picturesque village setting, making it a perfect family home.



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - F



EPC
Band - C



South Facing Garden



Mains Services
Gas, Electric &
Water



Heating System
Gas Central Heating



Newbold and
Tredington Primary
School

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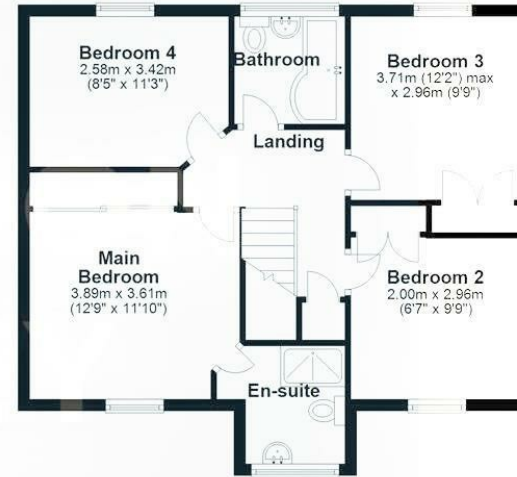
Ground Floor

Approx. 84.0 sq. metres (903.8 sq. feet)



First Floor

Approx. 57.6 sq. metres (619.8 sq. feet)



Total area: approx. 141.5 sq. metres (1523.6 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp

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