

EDWARDS

ESTABLISHED 2007

THE BURROWS

STRATFORD-UPON-AVON CV37 8UP

FOR STARTERS

5 3 3

GUIDE PRICE

£895,000

MAIN COURSE

Secluded in the heart of Newbold on Stour, this exceptional five-bedroom detached home immediately impresses as something rather special. Occupying a superb wraparound plot with uninterrupted panoramic countryside views, the property offers a wonderful sense of privacy and seclusion, whilst enjoying an enviable position within this sought-after village. It is, quite simply, a real showstopper—one that effortlessly blends generous proportions with an outstanding setting.

The grounds are a particular highlight. The plot wraps gracefully around the entire property, ensuring that every angle takes full advantage of the far-reaching rural views. A double garage provides excellent practicality, while the gardens themselves offer an abundance of space and versatility. From sunny seating areas and covered terraces to the impressive summer house, complete with power and currently used as a bar and entertaining space; there is a spot for every occasion. For families, the garden is ideal: secure, expansive, and perfectly suited for children to enjoy.

Upon entering, the welcoming hallway provides access to all principal rooms and immediately sets the tone for the space on offer. To the rear, the true heart of the home reveals itself in the form of a substantial open-plan kitchen, living and dining area. Thoughtfully extended by the current owners, this impressive space is flooded with natural light from its dual aspect and enhanced by large bi-folding doors that frame the countryside beyond. It is an exceptional room for entertaining or everyday family life, and one can easily imagine it becoming the centre of the home, where most time is happily spent.

For more relaxed evenings, the front-facing living room offers a cosy yet well-proportioned retreat, complete with a fireplace. Double doors lead through to a further reception room, currently arranged as a music room, though equally suited to a snug, playroom or additional sitting room. This space also benefits from direct access to the garden, further connecting the indoors with the outside. In addition, there is another reception room off the hallway, ideal as a study or work-from-home space. A modern ground floor WC and useful under-stairs cupboard complete the downstairs accommodation.

Upstairs, the sense of light and space continues. The landing is airy and well-proportioned, leading to five generous double bedrooms. The principal bedroom is particularly impressive, positioned to make the most of the breathtaking views. It feels very much like a private suite, with a dressing area featuring fitted wardrobes that flows seamlessly into a contemporary en-suite, complete with both a bath and a walk-in shower. The second bedroom also benefits from fitted wardrobes and its own en-suite shower room, while the remaining three bedrooms are all excellent doubles, two of which include built-in storage, an invaluable feature that keeps the rooms feeling spacious and uncluttered.







The family bathroom is finished to a high standard, offering a modern, spa-like feel with both a separate bath and a generous walk-in shower. Additional storage is well catered for, with access from the landing to a fully boarded loft space with lighting, alongside the already practical double garage.

The setting of this home is equally appealing. Newbold on Stour is a thriving village of around 700 residents, offering a strong sense of community alongside a range of everyday amenities. Within walking distance, you will find a recently renovated village pub, a local shop, nursery, primary and junior school, church, village hall, allotments and even a bowling club. The village is ideally situated just five miles from Shipston-on-Stour and seven miles from Stratford-upon-Avon, whilst rail services are available from Moreton-in-Marsh and Warwick Parkway, providing convenient connections further afield.

There are regular bus services to both Stratford and Shipston, and more modern conveniences such as Uber are now readily available. The property also falls within the catchment area for highly regarded grammar schools, including those in Alcester, Shottery and King Edward's, further enhancing its appeal.

Altogether, this is a beautifully presented home in a truly enviable setting, offering space, flexibility and a lifestyle that is increasingly hard to find. A viewing is highly recommended to fully appreciate everything it has to offer.

KEY INGREDIENTS

Tenure
Freehold

Council Tax
Band - G

EPC
Band - C

West Facing

Mains Gas, Electric, Water, Drainage

Gas Central Heating

Tredington & Newbold CoE Primary Shipston Secondary, Chipping Camden Secondary, Stratford Secondary

WHY NOT TAKE A LOOK INSIDE? GIVE US A CALL 01789 414222













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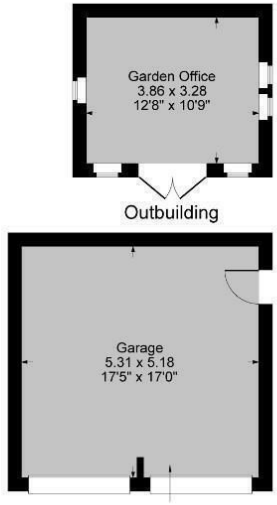


First Floor

Approximate Gross Internal Area
Ground Floor = 112.80 sq m / 1214 sq ft
First Floor = 90.17 sq m / 971 sq ft
Outbuilding = 12.65 sq m / 136 sq ft
Garage = 27.50 sq m / 296 sq ft
Total Area = 243.12 sq m / 2617 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



Ground Floor



Garage

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