

EDWARDS

ESTABLISHED 2007

STRATFORD ROAD
NEWBOLD ON STOUR CV37 8TR

FOR STARTERS

2 1 1

ASKING PRICE

£425,000

MAIN COURSE

A Charming Cottage Full of Character, Beautifully Renovated and Set Within a Private Garden.

If you're looking for a home that combines period charm, stylish interiors and village living, while still offering excellent access to Stratford-upon-Avon and Shipston-on-Stour, this delightful cottage in Newbold on Stour is well worth a closer look.

Set back from the road and tucked away within its own private garden, the cottage feels wonderfully secluded from the moment you arrive. Inside, the current owners have created a beautifully presented home that blends original character with thoughtful modern touches, retaining many of the features that give a property of this age its appeal. Exposed beams, solid wood doors, traditional-style radiators, log-burning stove and an impressive Inglenook fireplace all sit alongside carefully chosen finishes and stylish décor.

The accommodation begins with a useful entrance porch leading into the country-style kitchen and dining room, which really forms the heart of the home. Cleverly divided by a breakfast bar, the kitchen is fitted with a range of Shaker-style units, Belfast sink and an inset alcove ideal for a range cooker, together with excellent worktop space and storage.

At the opposite end, the dining area provides plenty of room for a good-sized table, with a charming window seat overlooking the garden. The impressive Inglenook fireplace takes centre stage, complete with a log burner, creating a wonderfully cosy setting for relaxed dinners and evenings with friends.

The L-shaped sitting room is equally inviting, with a feature fireplace and plenty of space for comfortable sofas. French doors open directly onto the garden, making it easy to connect the house with the outside space during the warmer months. The versatile layout also provides plenty of room for a home office or additional dining area, depending on your needs. A downstairs cloakroom completes the ground floor.

Upstairs, there are two well-proportioned double bedrooms, both benefiting from attractive vaulted ceilings which add to the feeling of space. One bedroom also has useful built-in wardrobes.







The bathroom is a particular highlight, featuring a beautiful roll-top slipper bath with drencher shower, traditional-style vanity unit with wash basin and striking timber wall panelling. It's a characterful and stylish space that feels very much in keeping with the rest of the home.

Outside, the private walled garden is a wonderful extension of the living space. Mainly laid to lawn and complemented by a paved seating area, it provides a peaceful and secluded setting for outdoor entertaining. There is also a traditional brick-built bread oven, while the generous garden offers plenty of scope for those who might like to add a hot tub.

To the front, a private driveway provides off-road parking for up to three vehicles, a particularly useful feature for a village cottage.

Situated in the popular village of Newbold on Stour, the property is ideally placed for enjoying village life without feeling isolated. The local shop and Post Office, together with the village pub, are all within a few minutes' walk. For commuters and those wanting to explore further afield, regular bus services provide links to both Stratford-upon-Avon and Shipston-on-Stour, while Stratford town centre is also within easy reach by road.

Full of charm, beautifully presented and with a wonderful private setting, this is a cottage that feels like a genuine escape while remaining exceptionally well connected.

KEY INGREDIENTS

Tenure
Freehold

Council Tax
Band - C

EPC
Band - E

South West Facing Rear Garden

Mains Services
Gas, Electric, Water

Heating System
Gas Central Heating

Newbold & Tredington Primary School

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