

Peter Clarke



14 Sandfield Lane, Newbold on Stour, Stratford-upon-Avon, CV37 8UN

- Beautifully Presented Detached Property
- Four Double Bedrooms
- Dual Aspect Sitting Room with Feature Fireplace
- Bespoke Fitted Kitchen with Neff Appliances & Karndean Flooring
- Garden Room with Bi-fold Doors & Gas Wood Burning Stove
- Bathrooms with Robert Welch Fittings & Grohe Showers
- Landscaped Rear Garden with Access to Garage
- Double Garage & Driveway



£600,000

Welcome to this beautifully presented detached house located on Sandfield Lane in the village of Newbold On Stour which has been updated to a high standard by the current owners since they purchased it six years ago. As you step inside, you are greeted by not one, but two spacious reception rooms, perfect for entertaining guests. The bespoke kitchen has plenty of storage and integrated Neff appliances the property boasts four double bedrooms and two bathrooms,. The detached nature of this property provides a sense of privacy and tranquillity, allowing you to escape the hustle and bustle of everyday life. Imagine enjoying a cup of tea in the beautifully landscaped garden or hosting a summer barbecue with friends. Viewing is highly recommended to appreciate the accommodation on offer.

#### ACCOMMODATION

The entrance hall has a cloakroom, an under stairs storage cupboard and stairs leading to the first floor. The sitting room is dual aspect with a feature fireplace and gas coal effect fire. double doors lead through to the garden room. The kitchen has a wide range of base, wall and drawer units with quartz worktops. Integrated appliances include Neff double oven with hide and slide doors and a warming drawer, Neff induction hob with Bosch extractor above, Neff combination microwave, Neff larder fridge and Neff dishwasher. A door leads out to the garden room which has Karndean flooring. a gas wood burning stove and bi-fold doors onto the landscaped rear garden. To the first floor there is a bedroom with an en-suite shower room, three further bedrooms and a bathroom. To the front of the property is a small fore-garden, driveway and double garage with pedestrian access to the beautifully landscaped garden.

#### 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 central heating.

**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.

**COUNCIL TAX:** Council Tax is levied by the Local Authority Stratford on Avon District Council and is understood to lie in Band F.

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

**VIEWING:** By Prior Appointment with the Selling Agents.

**REGULATED BY RICS**



14 Sandfield Lane, Newbold on Stour



Approximate Gross Internal Area  
 Ground Floor = 86.05 sq m / 926 sq ft  
 First Floor = 57.95 sq m / 623 sq ft  
 Garage = 27.24 sq m / 293 sq ft  
 Total Area = 171.24 sq m / 1842 sq ft

Illustration for identification purposes only,  
 measurements are approximate, not to scale.





DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

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