



15 Sandfield Lane  
Newbold On Stour | Warwickshire | CV37 8UN

FINE & COUNTRY

# SANDFIELD LANE

---

Modern, substantial, detached family home with five bedrooms, including super master suite, three bathrooms, three receptions, double garage and sunny westerly facing rear garden.



15

The spacious hallway, with cloakroom, provides access to the principal ground floor accommodation. This ground floor accommodation comprises; a cosy sitting room with working fireplace and French doors to the rear garden; the dining room with bay window to the rear garden; the kitchen which is well fitted with a double oven and hob and space for a dishwasher, wine fridge and large fridge/freezer.

The kitchen also includes a spacious dining area and French doors leading to the patio and rear garden. Beyond the kitchen is a separate utility room with sink and space for separate washing and drying machines. From here there is access to the spacious double garage.

On the first floor are three double bedrooms, with built in wardrobes, including a superb master suite also with built in wardrobes, and a full en-suite bathroom with two wash basins. There is a large family bathroom, with a feature bath.

The top floor has two further double rooms which share a "Jack and Jill" bathroom.





# Seller Insight

“ The Warwickshire village of Newbold on Stour lies approximately seven miles south-east of Stratford-upon-Avon, a short distance west of the A429, a stretch of road which forms part of historic Roman link road the Fosse Way. Sitting on the south side of the village within a small residential development, this generously proportioned and spacious family home was built in 1999 by a local builder. Paul and Suzanne have lived here for three years; 'It's a solid, well-built, easy to maintain house which we've redecorated and fitted with new carpets and curtains to bring up-to-date. The mature development of well-spaced properties, the amply sized rooms, elevated and private position and proximity to the local primary school, village shop, pub and a great number of wonderful footpaths all sold the property to us.'

The ideal location for those looking for modern country living, the property is surrounded by open countryside, with the river Stour just a field away, and the beautiful Cotswolds close by. Nearby Moreton-in-Marsh hosts a train station offering a service to London Paddington which typically takes one hour and forty-minutes, making this a viable commuting option.

'The location is wonderfully quiet and private with neither house nor garden being over-looked. The garden, which is well-stocked, is easy to manage. The kitchen enjoys the morning sun whilst the rear garden gets the afternoon sun, which extends into the evening during summer.'

'In the summer we spend most of our time in the spacious kitchen/dining area which opens up onto the garden via French doors; in the winter we love to cosy-up in the comfortable sitting room.'

'The garden is wonderfully private and a great place to relax, whilst the surrounding countryside offers up an abundance of easy to access walks. It's a lovely place to live a quiet rural life yet Stratford-upon-Avon, with its wonderful theatres and other excellent amenities, is just a short drive away.'

'The house is great for entertaining and there's plenty of room for family gatherings, Christmas get-togethers and birthday parties.'

'Our son is off to university so it's time for a change after happily living in the area for over 20 years. The location has been a great focal point for all the amenities this lovely area provides, and we'll miss the benefit of being close to the Cotswolds and beautiful Stratford-upon-Avon.'\*

\*These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.























## Outside

Externally parking for two cars is available in front of the double garage, which has an electric door. The garage has been boarded, with drop down ladder, and provides spacious loft storage space.

The rear garden has spacious patio areas and is walled and fenced. It is westerly facing so gets afternoon and evening sun.









# WARWICKSHIRE

---

Newbold on Stour is a delightful village located in the heart of the Warwickshire countryside. Local amenities include a local store, Post Office, and the 16th century White Hart pub and restaurant. Just 4 miles South of the village is Shipston-on-Stour, a bustling market town with a range of shops, pubs and restaurants and 7 miles to the North is Stratford-upon-Avon. For those who wish to travel further afield, junctions 12 (Gaydon) and 15 (Warwick) of the M40 are both approximately a 20 minute drive. There is a main line train station at Moreton in Marsh (10 miles) where there are direct trains to London. (All times and distances are approximate)





Services  
All mains services connected.

Local Authority  
Stratford-on-Avon District Council.

Viewing Arrangements  
Strictly via the vendor's sole agents Fine & Country on 01789 332600.

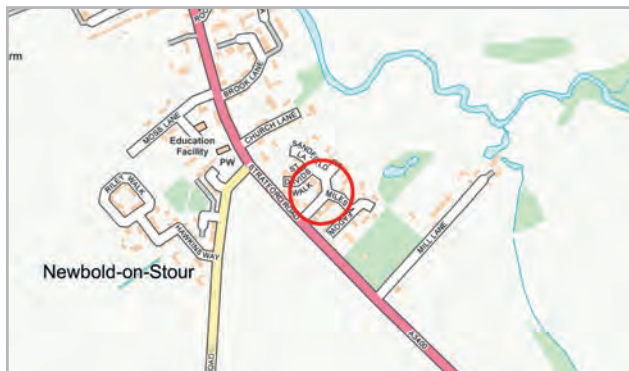
Website  
For more information visit [www.fineandcountry.com/uk/stratford-upon-avon](http://www.fineandcountry.com/uk/stratford-upon-avon)

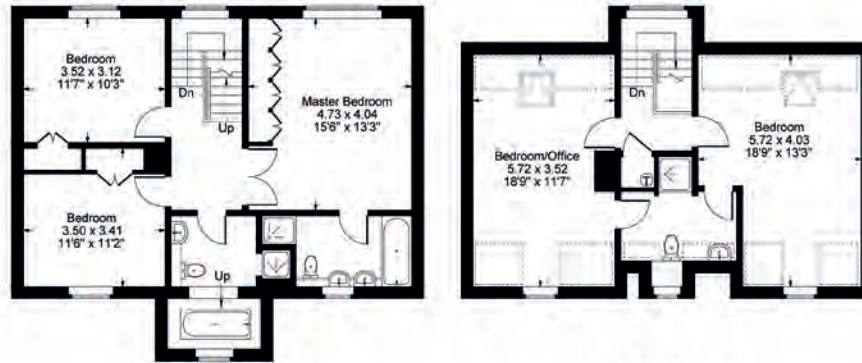
Opening Hours  

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	Appointments by arrangement

Directions  
Driving south on the A3400, Stratford Road, turn left into Sandfield Lane.

Agents Notes  
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





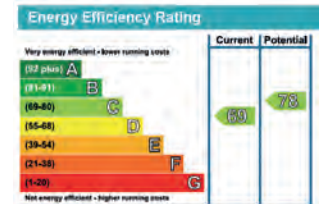
First Floor

Second Floor



Ground Floor

Approximate Gross Internal Area = 207.86 sq m / 2237.80sq ft  
 Garage = 29.26 sq m / 314.95 sq ft  
 Total Area = 237.12 sq m / 2552.75 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.







## NIGEL PLASKETT

Fine & Country Stratford-Upon-Avon  
T: 01789 332600 | M: 07807 392202  
email: [nigel.plaskett@fineandcountry.com](mailto:nigel.plaskett@fineandcountry.com)

Nigel is a Real Estate specialist who has worked within the upper quartile of the property market for many years and demonstrates exceptional knowledge, experience and skill. He shows owners how to achieve the best possible prices for their homes and uses his considerable negotiating skills to ensure that all offers reach their full potential. He supports the Fine & Country Foundation, helping the homeless and less fortunate, and enjoys many sports such as tennis, cycling and rugby.

### YOU CAN FOLLOW NIGEL ON



*We are delighted we chose to use Fine & Country to sell our house. From the outset Nigel was an impressive professional who gave us confidence. His valuation, strategy and overall advice were first class. We could not praise him highly enough. He paid attention to detail throughout the process and gave us outstanding service. Expensive but entirely justified what we paid.*



## FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

Fine & Country

Tel: +44 (0)1789 332 600

[stratford@fineandcountry.com](mailto:stratford@fineandcountry.com)

5b Chapel Street, Stratford-upon-Avon, Warwickshire CV37 6EP

