



Church Road, Newbold On Stour, CV37 8TP

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

Pleasantly located with a cul-de-sac position, here is an excellent opportunity to acquire a well presented and maintained extended, traditional, freehold semi-detached residence, having the benefit of vacant possession and no upward chain. The deceptively spacious accommodation briefly comprises; entrance hall having stairs off to the first floor, a comfortable lounge, a spacious L shaped Kitchen diner some 30ft in length having a comprehensive range of attractive units incorporating a built-in oven & hob, there are also french doors leading to a patio area, a useful snug/study also with patio French doors. There is a well appointed re-fitted family bathroom including an electric shower unit. To the first floor there are three good size bedrooms. Outside a gravel laid driveway provides off road parking, there is a good size lawn rear garden being fully enclosed.

Newbold on Stour is a village set within the beautiful south Warwickshire countryside on the fringe of the Cotswolds, approximately 4 miles from Shipston-on-Stour Town centre, a historic market town providing the local shopping centre for many surrounding villages and has a predominantly Georgian High Street. Newbold on Stour village itself offers a local Inn "The White Hart" being a quintessentially charismatic country pub and restaurant featuring an open fireplace, low ceilings and traditional oak beams. There is a useful post office and general store, Newbold-on-Stour lies on the west bank of the River Stour, a mile or so before it crosses the Roman Fosse Way.

Around 6 miles away is Stratford-upon-Avon Internationally famous as the birthplace of William Shakespeare, home to the Royal Shakespeare Theatre and attracts almost four million visitors a year. Stratford is also a prosperous riverside market town with fine restaurants and inns, a good choice of public and private schools. The town is ideally placed for access to the M40, other major road and rail networks, and Birmingham International Airport.





Key Features

- Deceptively Spacious Traditional Semi-Detached Residence.
- Idyllic Village Centre Location.
- Well Presented & Maintained Extended Family Accommodation.
- Cul-De-Sac Location.
- Extended Dining Kitchen Some 30ft In Depth With A Comprehensive Range Of Units Inc Built-In Oven & Hob.
- Re-Fitted Family Bathroom.
- Three Good Size Bedrooms.
- Viewing Highly Recommended.
- No Upward Chain,

£350,000

EPC Rating - D

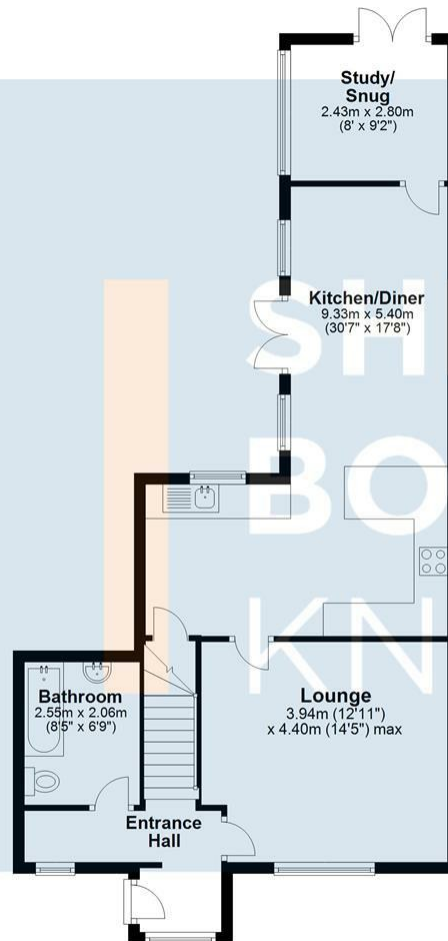
Tenure - Freehold

Council Tax Band - C

Local Authority -
Stratford upon Avon District Council

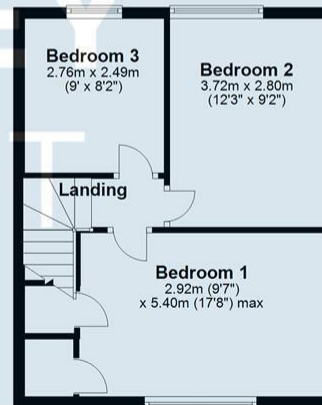
Ground Floor

Approx. 68.0 sq. metres (731.5 sq. feet)



First Floor

Approx. 36.4 sq. metres (391.8 sq. feet)



Total area: approx. 104.4 sq. metres (1123.3 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.