



Riley Walk, Newbold On Stour, CV37 8FH

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

Here is a rare opportunity to acquire a superbly appointed and attractive FIVE bedroomed executive detached home. Being enviably situated within a small select development surrounded by the delightful south Warwickshire countryside, this property is ideally suited to growing families or anyone seeking a low maintenance modern energy efficient home.

Constructed in 2019 by Lion Court Homes having excellent repute with the remaining NHBC cover, viewing of this exceptionally well presented property is an absolute must. The light and deceptively spacious accommodation briefly comprises; canopy porch, a welcoming entrance hallway, cloakroom/WC, a comfortable full depth lounge having French doors, a separate dining room/snug, a particularly spacious breakfast kitchen/family room including a comprehensive range of attractive contemporary units incorporating dual built-in ovens & hob, further French doors lead to an extensive paved patio area and there is a useful utility room. To the first floor is an L-shaped landing, FIVE good sized bedrooms, the primary bedroom is particularly impressive having built-in wardrobes and a shower room en-suite. The guest suite also incorporates built-in wardrobes and an en-suite shower room, bedrooms 3 & 4 also include built-in wardrobes. There is a well appointed family bathroom having a four piece suite including a shower cubicle and separate bath. Outside has an open aspect to the front elevation and a block driveway provides parking for several vehicles and allows direct access to a double garage, there is a lawned fore-garden with side pedestrian access to a beautifully landscaped southerly facing nice sized rear garden being fully enclosed.

Overall this is a most impressive property incorporating many pleasing features, viewing is highly recommended.



# Key Features

- Executive Modern Five Bedroomed Detached Family Residence.
- Superbly Built to an Exceptionally High Standard and Finish.
- Over 2500 Sq.ft of Well Presented and Tastefully Decorated Living Accommodation.
- Exclusive Select Small Development Fronted by Open Aspect.
- FIVE Bedrooms, Three Bathrooms and Two Reception Rooms.
- Impressive Spacious Open Plan Breakfast Kitchen/Family Room.
- Double Garage and Beautifully Landscaped Gardens.
- Internal Inspection Absolutely Imperative.
- High Energy Efficiency Rating.
- Sought After Village Location.

**£775,000**



## Location

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. The popular Fuzzy Duck pub & Restaurant is within 1 mile in the beautiful neighbouring village of Armscote. Newbold on Stour also benefits from a useful general store and the Beautiful parish church of Saint David built in 1833. The village lies on the west bank of the River Stour, a mile or so before it crosses the Roman Fosse Way.

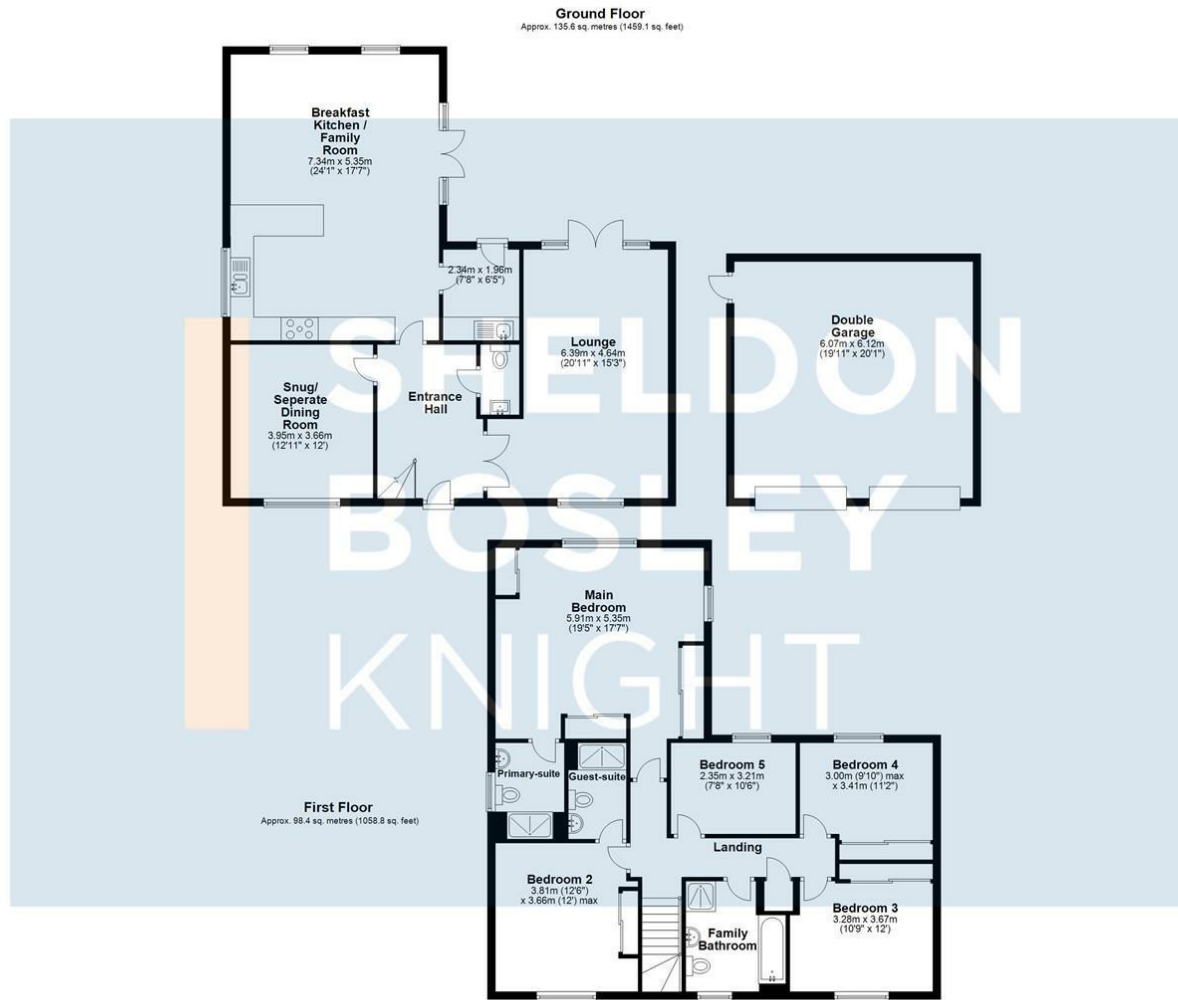
Around 6 miles away is Stratford-upon-Avon Internationally famous as the birthplace of William Shakespeare, home to the Royal Shakespeare Theatre and attracts almost four million visitors a year. Stratford is also a prosperous riverside market town with fine restaurants and inns, a good choice of public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







# Floorplan



Total area: approx. 233.9 sq. metres (2517.9 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.



EPC Rating - B

Tenure - Freehold

Council Tax Band - G

Local Authority  
Stratford Upon Avon District Council

# Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

[sheldonbosleyknight.co.uk](http://sheldonbosleyknight.co.uk)



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