



Sandfield Lane

Newbold on Stour | Stratford-upon-Avon



COUNTRY HOMES

PROPERTY SPECIALISTS

PART OF | SHELDON BOSLEY KNIGHT

A beautiful, five-bedroom home
situated six miles south from the historic town of Stratford-upon-Avon
with access to the world-renowned Royal Shakespeare Theatre,
Shakespeare's Birthplace, shops, bars and restaurants.

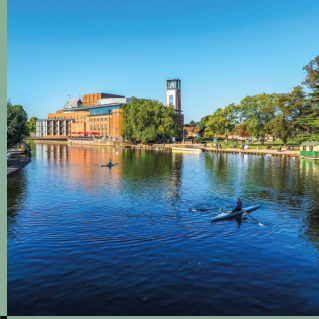


Location and connectivity

For work life...

	 Stratford-upon-Avon 7 miles Moreton-in-Marsh 9.8 miles Warwick Station 14.6 miles	
 Stratford-upon-Avon 6 mile Leamington Spa 16 miles Evesham 17 miles Cheltenham 32 miles		 Birmingham Airport 31 miles London Heathrow 82 miles
	 Stratford-upon-Avon 18min Warwick 1hr Bidford-upon-Avon 1hr	

...to social life

	From cafes to top end restaurants, pubs to nightclubs, Stratford has something for every taste and budget.	
Home to the world famous Royal Shakespeare Theatre, Stratford also boasts a cinema, two other theatres and live music venues.		Stratford is blessed with a wide range of independent boutiques and high street chains in the centre of town.
	Stratford boasts a horse racing track, golf course and leisure centre as well as being close to Edgbaston Cricket Club.	

Newbold on Stour is a picturesque and peaceful village situated in the heart of rural Warwickshire. With the beautiful countryside all around it, the village offers the perfect blend of village charm and convenient access to nearby towns and transport links.

Newbold on Stour lies approximately six miles south of Stratford-upon-Avon, the historic market town famously known for being the birthplace of William Shakespeare. It sits just off the A3400, providing excellent road access to Stratford, Shipston-on-Stour and further afield to the M40 motorway, linking to Birmingham, Oxford and London.

Nearby rail links are available from Stratford-upon-Avon and Moreton-in-Marsh, offering direct services to London Paddington and Birmingham, making the village an attractive choice for commuters seeking a rural lifestyle.

An exceptional family home in the heart of Newbold on Stour

Set on a generous corner plot in the sought-after village of Newbold on Stour, this beautifully extended and immaculately presented family home offers an ideal blend of space, style and modern versatility. From its attractive exterior and substantial driveway to its thoughtfully-designed interior, every detail has been crafted for comfortable contemporary living

A WARM WELCOME

The property is approached via a large private driveway, with ample parking and showcasing great curb appeal. Step inside to a bright and welcoming porch and hallway that lead into the main living spaces.

LIGHT-FILLED ROOMS

At the front of the home, the spacious sitting room enjoys an abundance of natural light from a large window, centred around a charming feature fireplace that adds a warm, inviting atmosphere.

THE HEART OF THE HOME

Spanning the full width of the house, the stunning open-plan kitchen/diner forms the true heart of the home. Perfectly balancing style with practicality, it boasts a high-spec kitchen with sleek cabinetry, a central breakfast bar and a spacious dining area which opens directly onto the garden—ideal for entertaining or relaxed family evenings. A separate utility room with garden access and a convenient downstairs WC complete this well-thought-out space.





FLEXIBLE LIVING SPACES

Two additional reception rooms on the ground floor offer superb flexibility to suit your lifestyle—whether as a playroom, home office, snug, or media room.

SPACIOUS BEDROOMS

Upstairs, the sense of space continues with three generous double bedrooms, each with its own modern en-suite shower room—perfect for older children, guests, or multi-generational living. Two further well-proportioned bedrooms are served by a stylish family bathroom, ideal for growing families.

CONVERTED GARAGE AND OUTDOOR LIVING

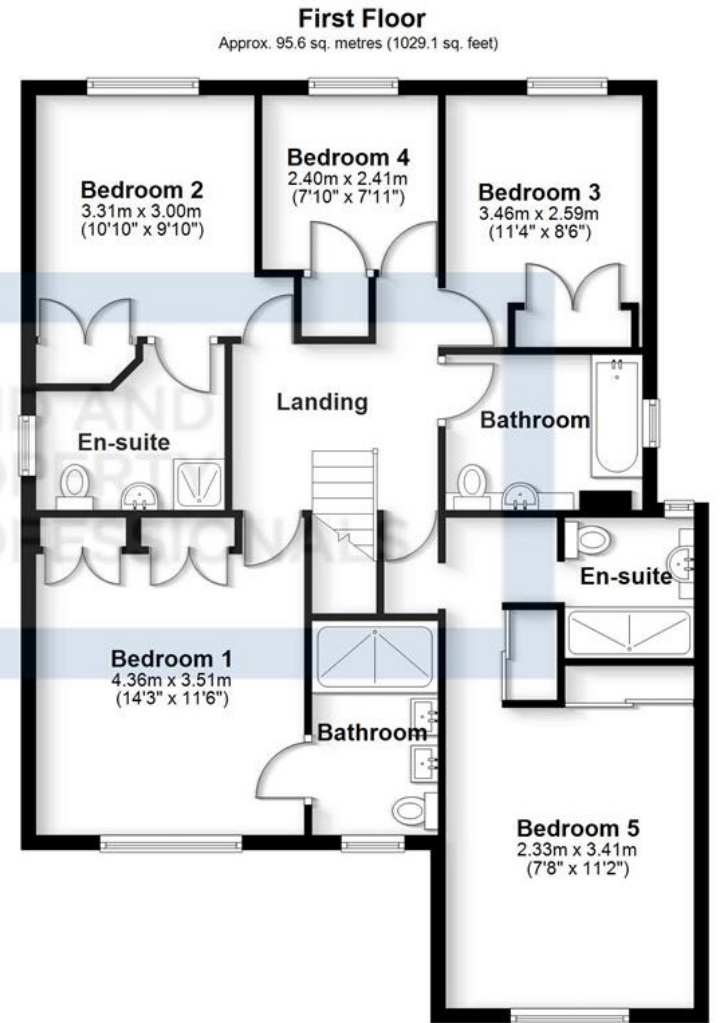
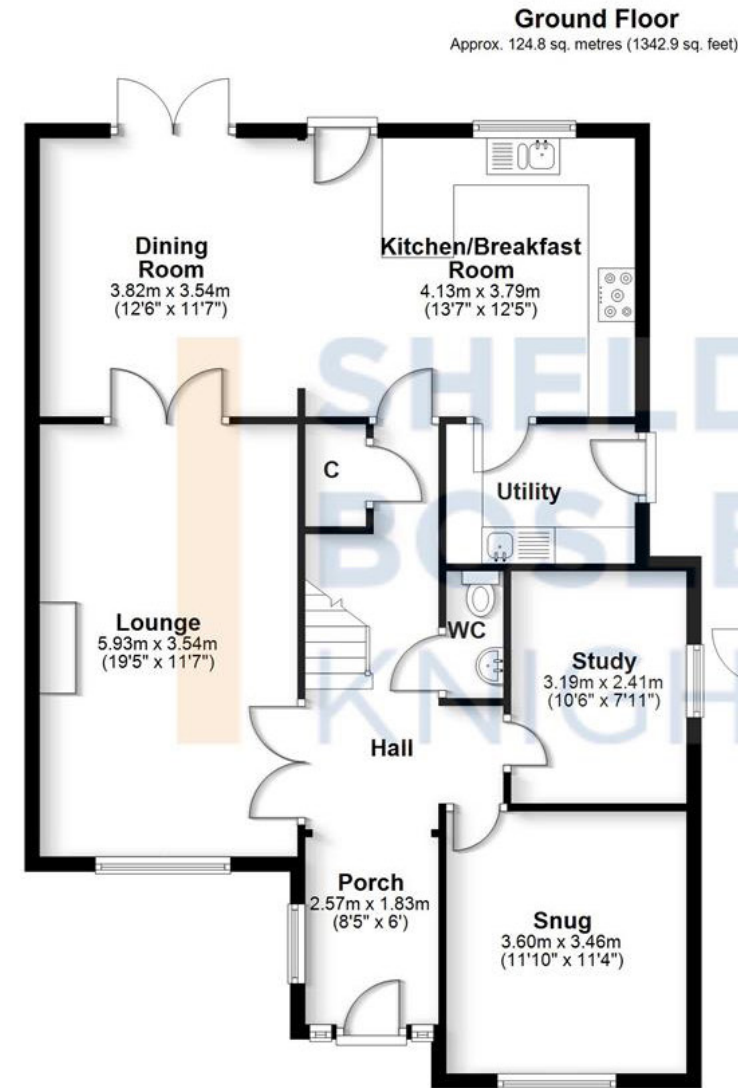
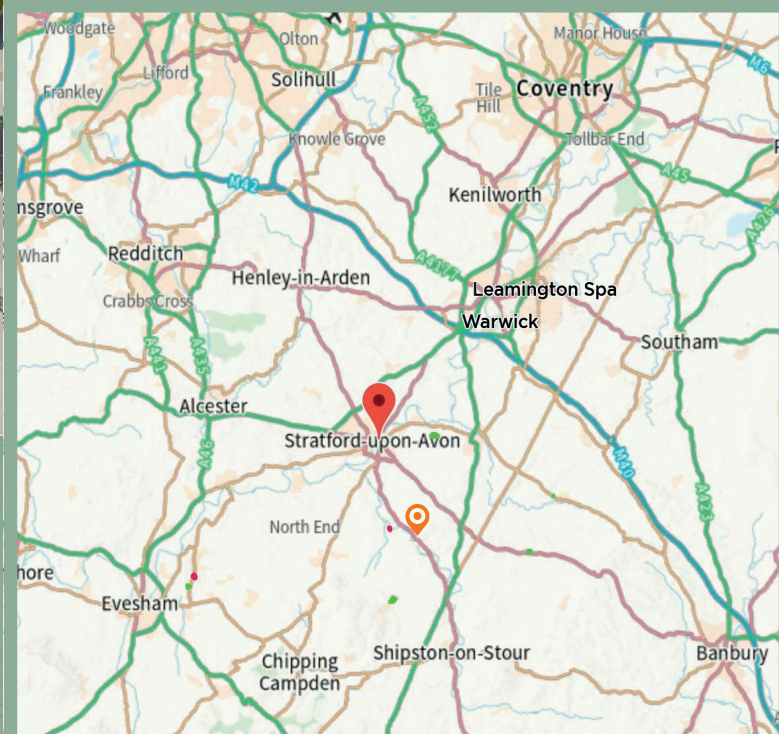
The double garage has been partially converted into a fantastic games room with a built-in bar, offering a dedicated space for entertaining or relaxing weekends at home. To the rear, the private, landscaped garden provides a tranquil retreat for relaxing and outdoor dining.

A RARE OPPORTUNITY

Combining spacious accommodation with a high-quality finish, this is a rare opportunity to acquire a home of this calibre in a desirable village setting. Perfect for modern family life, early viewing is highly recommended.







Total area: approx. 220.4 sq. metres (2372.0 sq. feet)
All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.



Country Homes

If you are looking for a home in the country with character, charm and a touch of grandeur, then you have come to the right place.

Country Homes, which is part of Sheldon Bosley Knight, has a dedicated team offering a bespoke service to meet the individual needs of those clients looking to invest in or sell manor houses and country homes in a rural area.

Manor houses are located in some of the most beautiful locations across the UK. From the rolling countryside and idyllic villages of Warwickshire, Worcestershire and Leicestershire to the picturesque hamlets and villages of the Cotswolds, each property will offer its own unique charm and character.

We understand buying such a property is not only a significant financial investment but also an opportunity to be a custodian of what is more often than not one with an interesting and wonderful history.

Our team of experts is here to assist you throughout the process and ensure a smooth and enjoyable experience from start to finish.



The Team



Daniel Jackson
BA (Hons), Town Planner, Assoc RTPI, Assoc RICS
CUSTODIAN / CO-OWNER



Lara Hawkins
MNAEA
ASSOCIATE DIRECTOR



Lisa Hunt
RESIDENTIAL SALES



Hannah Gill
RESIDENTIAL SALES

Founded in Shipston-on-Stour in 1843, the Sheldon Bosley Knight business was built on auctions and on-site farm sales. In the 182 years since, our business has survived two world wars, seen seven monarchs, successfully navigated recessions and depressions and watched in awe as men landed on the moon. Very few UK independent businesses have the heritage we do.

Our business has also grown and developed significantly in the 182 years since we started, into an estate, land and property agency, with a team of more than 250 and trusted by thousands of happy customers.

We now have 10 specialist departments – residential sales, residential lettings, commercial property, block management, new homes, rural land agency, surveys, planning and architecture, auctions and strategic land and development – operating in offices across the Midlands and are proud to be embedded in the local communities we serve.

