



Fosse Way, Halford, CV36 5BW

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

IMMACULATE & BEAUTIFULLY PRESENTED CHAIN FREE HOME

An immaculate and exceptional period home situated in the popular and sought after village of Halford. The property has been tastefully renovated to create a wonderful family home with great spaces to entertain.

This magnificent home offers well-proportioned accommodation briefly comprising: entrance door to the reception hall with doors leading to; the study/office, dining room, and spacious living room. To the rear is an immaculately fitted kitchen / breakfast room with island and bi-fold doors into the garden. The living room has a log burning stove and stairs to the first floor. There is an extra lounge/bedroom with original features, separate office room/snug, ground floor double bedroom, and main family bathroom with bath and shower.

On the first floor are two double bedrooms, en-suite bathroom to the primary bedroom with bath and shower, and spacious dressing room/nursery.

Outside the bi-fold doors form the kitchen open to a beautifully landscaped pretty rear garden with two decking areas, gravelled area and rear gate.

The property also benefits from UPVC double glazing throughout and has oil fired central heating.





Key Features

- Characterful Village House with Exposed Stone & Beams
- Kitchen/Family Room with Bi-Fold Doors onto Garden
- Separate Dining Room
- Living Room with Woodburner
- 2 Ground Floor Bedrooms, 2 First Floor Bedrooms
- Main Bedroom with Ensuite and Dressing Room
- Private Rear Garden with Various Seating Areas
- 2 Office/Study Areas
- Country Walks from the Doorstep
- Flexible and Versatile Accommodation Ideal for Entertaining

**Offers In Excess Of
£500,000**

Halford

Halford is set in the southern tip of Warwickshire only about 6 miles from the Gloucestershire border and the lovely Cotswold Hills. It is situated on the Fosseway with an old bridge across the River Stour and some fine old stone built properties especially about the church and Manor House. The village also has the benefit of a Post Office, Garage with shop and Public House. The nearest town is Shipston on Stour which is less than 4 miles away while the well-known centre of Stratford upon Avon is 8 miles away. Other local towns are: Warwick (13 miles); Leamington Spa (15 miles); Banbury (15 miles); Coventry (21 miles) and Birmingham (29 miles). There is a rail service to London from Moreton in Marsh (10 miles) and the M40 has junctions at Warwick, Gaydon (10 miles) and Banbury.

Additional Information

Tenure: We understand that the property is for sale Freehold.

Local Authority: Stratford-On-Avon District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band D.

EPC Rating: E

Agents Note

(i) The property is being offered to the market with No Onward Chain.

(ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) Floorplans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



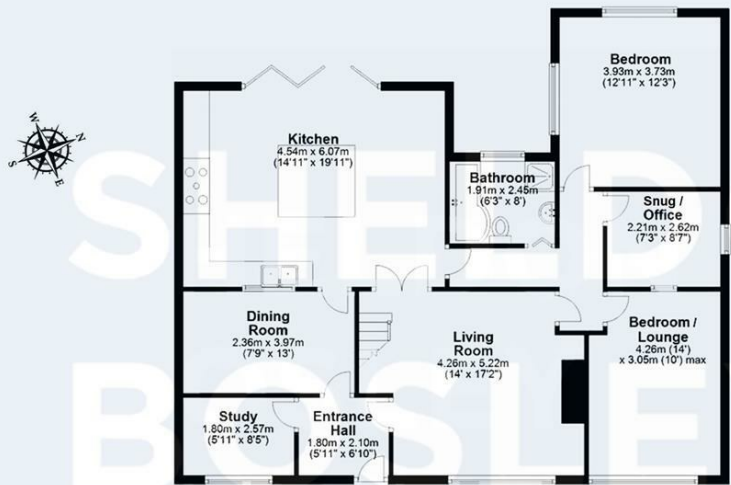


Post Office



Floorplan

Ground Floor



First Floor



Total area: approx. 186.8 sq. metres (2010.9 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.



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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



SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
LAND

NEW
HOMES

BLOCK
MANAGEMENT

RURAL



DISCLAIMER

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