



**VAUGHANREYNOLDS**  
ESTATE AGENTS

1 Hawkins Way  
Newbold On Stour, Stratford-Upon-Avon, CV37 8FG



## Property Description

Located within a popular, private development in Newbold-on-Stour, this impressive, detached bungalow was constructed in 2019 by Award Winning Lioncourt Homes and has been further enhanced by the current owner to provide a truly inspiring residence. The property sits in a generous yet manageable plot, surrounded by lawned gardens, and is being offered with the remaining term of the NHBC warranty.

Viewing is strongly recommended to fully appreciate the standard and scale of accommodation on offer, which in brief comprises; An inviting entrance hall with WC, and cloaks cupboard containing media and security hub. A generous lounge, filled with natural light through dual aspect windows, benefits from a feature Italian marble fireplace and inset living effect fire. An impressive kitchen, family and dining room offers an expanse of versatile space, giving the occupants total flexibility on how they utilise the space.

At present, there is a large dining space, relaxed seating area and a beautifully appointed kitchen, complete with a bank of storage, contrasting quartz worksurfaces over, a central island and a raft of branded appliances, including two ovens, microwave, 4 ring hob, extractor, fridge, freezer and dishwasher. Instant hot tap, wood effect Karndean flooring continues throughout and an expanse of bi-folding doors lead out to the gardens.

There are three good double bedrooms, master with a stylish en-suite shower room and a further equally well-appointed principal bathroom, with bath, WC, wash hand basin and complementary tiling.







Externally, the property sits well within its generous plot, boasting a due south/west orientation to rear, which is laid mainly to lawn with planted borders and a generous paved patio. A pathway extends to the side, leading to a detached double garage, which used to be the show home site office, so has a kitchenette, plastered walls and lighting and manual doors to front. A double width drive provides ample parking.

#### Location

Newbold-on-Stour affords a pleasant, South Warwickshire country village with its own local amenities including a popular public house, shop, infant school and church, with junior and infant schools nearby in Alderminster or Tredington. There are good local shopping facilities available close by in Shipston-on-Stour, approximately 3½ miles to the south.

Stratford-upon-Avon is approximately 6 miles to the north with its first class amenities, together with the Royal Shakespeare Theatre, whilst Junction 15 of the M40 motorway is about 14 miles to the north, which gives speedy access to the National Exhibition Centre, Birmingham International Airport and Railway Station, and all the major commercial centres of the West Midlands.





2



3



2



acre(s)

## GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Annual Estate Charge: £340.12 p.a.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: All mains services are understood to be connected to the property.

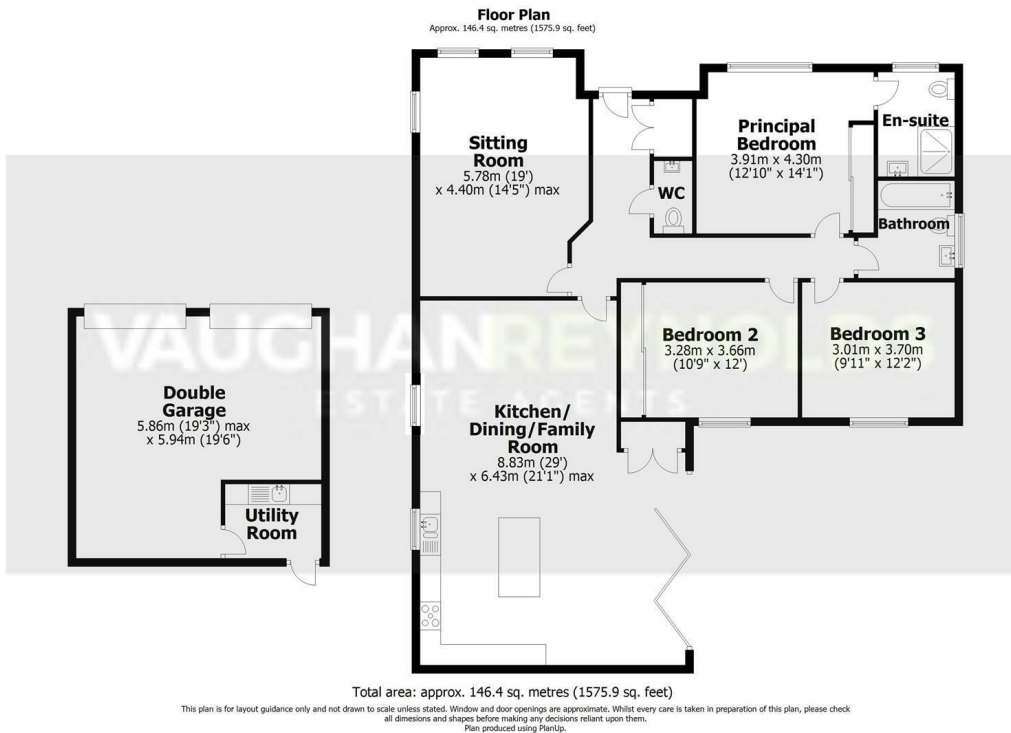
Local Authority: Stratford-upon-Avon, Council Tax Band F

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>86</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		