



VAUGHANREYNOLDS
ESTATE AGENTS

Thornwood New Road
Norton Lindsey, Warwick, CV35 8JB



The Property

Located in a prime setting in the heart of Norton Lindsey, a thriving village located towards the outskirts of Stratford upon Avon, ideally positioned to enjoy easy access to the local amenities and those further afield, this detached family home is set back from the road beyond a generous frontage is presented impeccably well throughout. Boasting large due east facing garden to rear and partial rural views, this turn key home requires internal viewing to be fully appreciated.

Entering the property, you are greeted by a welcoming reception hall, with stairs rising to the upper floor and panel doors off. There is a guest WC and useful study, ideal for home working. The sitting room is a generous space, filled with natural light through dual aspect glazing and doors to rear, leading out onto the garden. The kitchen is equally appealing and spacious, enjoying a practical layout with a dedicated dining area, flowing seamlessly into a well-equipped kitchen space. Ample storage is provided with oak fronted doors and contrasting granite worksurfaces, further accompanied by a bank of integrated appliances and central island breakfast bar. There is also a useful utility / boot room.

To the first floor, a central landing provides access to each of the four spacious bedrooms and family bathroom. The main bedroom also benefit from a bank of fitted wardrobes and a modern en-suite shower room.





Upper wall cabinets made of light wood, including a glass-fronted cabinet for glassware.

Stainless steel range hood mounted above the stove area.

Upper wall cabinets on the right side, including a glass-fronted cabinet and built-in ovens.

Upper wall cabinets on the far right, including a tall cabinet and a stainless steel refrigerator.

Lower wall cabinets along the left and back walls, featuring light wood and silver handles.

Central kitchen island with a dark countertop and light wood cabinetry. It features open shelving for books and magazines.

Chromium kitchen faucet on the left side of the countertop.

Blender on the countertop near the faucet.

Toaster on the countertop.

Electric kettle on the countertop.

Three stainless steel cups on the countertop.

Utensil holder with various kitchen tools on the countertop.

Two built-in ovens, one above the other, in the right wall.

Large stainless steel refrigerator with two doors on the right side.

Track lighting fixture with three spotlights on the ceiling.

Small square ceiling light fixture with three spotlights.

Electrical outlets and switches on the wall behind the countertop.

Books and magazines displayed on the open shelving of the island.



Externally, the property occupies a generous plot that in all extends to approximately 0.25 acre. The rear is laid mainly to lawn, with mature planted borders and various interspersed specimen tree providing a high degree of privacy and glimpses between towards the adjoining countryside and beyond. A terrace patio offers space to enjoy alfresco dining and there is gated access to the side, leading to a generous driveway providing ample parking and access to a double garage

The Location

Norton Lindsey has a well-regarded junior and infant school, community pub and small shop, church, village hall, playground and sports field with a cricket pitch and football pitch, both of which are in regular use by village teams, and a range of social clubs. It is particularly well-located for access to the M40 motorway, 3.4 miles to junction 15 and 3.8 miles to Warwick Parkway station, which has a 1 hr 30 mins service to London several times an hour and 20 minutes to Birmingham. Stratford-upon-Avon is 7.5 miles way. The National Exhibition Centre, Birmingham International Airport and International Railway Station are also within 30 minutes' driving distance.





3



4



2



0.25 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.

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

Services: LPG fired central heating. Electricity, water and drainage are understood to be connected to the property.

Local Authority: Stratford Upon Avon, Council Tax Band G

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

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Total area: approx. 174.5 sq. metres (1878.2 sq. feet)
 This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.
 Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E	35	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	