



VAUGHANREYNOLDS
ESTATE AGENTS

14 Riley Walk
Newbold On Stour, Stratford-Upon-Avon, CV37 8FH



The Property

Located within a popular modern development in the heart of Newbold on Stour, this sizable detached home was constructed in 2019 by the award winning developer Lioncourt Homes. Finished to an excellent standard throughout and being further enhanced by the current owners, this turn key property affords the perfect opportunity for a family or right sizer to enjoy a spacious home with village amenities at hand.

Being set back from the private drive, the house overlooks an area of green and can be accessed via a paved pathway to the side of the double width driveway. Entering the property, you are greeted by an inviting reception hall with WC, cloaks and stairs rising to the upper floor. The sitting room has a bay window to front and provides the perfect place to unwind, whilst the hub of this home is the impressive open plan family dining kitchen. Designed to create three dedicated and flexible zones, this light filled room is perfect for a more sociable approach to hosting guests and daily family life and comprises a relaxed seating area, dining space and well equipped kitchen. There is also a useful utility room.



To the first floor, a central landing provides access to each of the five good size bedrooms and family bathroom which is fitted with a full suite comprising a panel bath, separate shower, wc and wash hand basin. There are two further equally well appointed en-suite shower rooms and the main bedroom also enjoys a fitted dressing room and walk in wardrobe.



Mamad's Burgers

BURGERS		OTHER STUFF	
MINI HAMBURGER	4.375 + 4.25	THIN CRUST PIZZA	5.50 + 7.25
MINI W/ CHEESE	4.25 + 4.25	CRISP CHICKEN	4.50 + 5.25
SINGLE HAMBURGER	4.75 + 4.75	CRISP CHICKEN	4.50 + 7.25
SINGLE W/ CHEESE	4.75 + 4.75	270g IN BURGERS	
SINGLE W/ BACON & CHEESE	4.25 + 4.75	CHEESEBURGER	
DOUBLE HAMBURGER	6.25 + 7.75	BLISS 1.50	
DOUBLE CHEESE BURGER	7.50 + 9.00	SODA POP	
DOUBLE BACON & CHEESE	9.50 + 11.00	SMALL M&D LARGE BEER	3.00 / 4.00
SMALL FRY	4.25	DRINKS	
LARGE FRY	5.50	THANK YOU COMING	
SPECIAL CHEESE BURGER BASKET		BACK	
		TEA COFFEE LAUNDRY	





Externally, the property sits well within its plot and enjoys a due west orientation to the rear. Laid to lawn with planted borders and various semi mature trees interspersed throughout, the garden has a private feel, enhanced by a central pergola and terrace, which is ideal for al fresco dining. A personnel door to the side of the property leads to the integral double garage, which has an electrically operated door to front, light and power.

The 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.





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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.

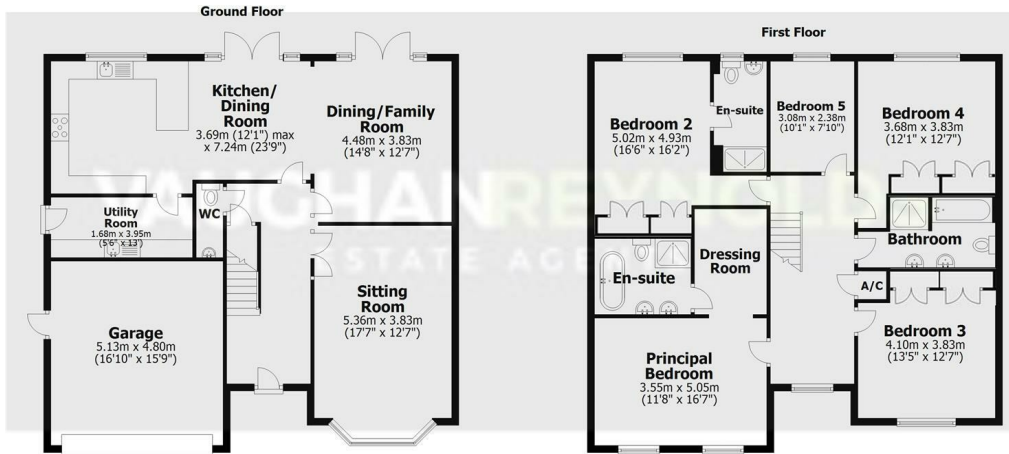
Tenure: The property is freehold. There is an estate charge of £357.30 paid bi-annually (2 x £178.65) for the upkeep and maintenance of the communal green areas.

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

Local Authority: Stratford, Council Tax Band G

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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. Plans produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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