



VAUGHANREYNOLDS
ESTATE AGENTS

1 Bowling Green
Halford, Shipston-On-Stour, CV36 5BU



The Property

Located in the heart of Halford, a pretty village on the Warwickshire and Cotswolds borders, this newly constructed detached home forms part of a select development of just four similar properties designed and built by a reputable local developer, finished to an excellent standard throughout. The striking architecture provides a lasting impression, and the internal layout and finish should suit a wide variety of buyers needs. Being offered with no upward chain and a 10 year premium warranty, this turn key home is available for immediate occupation.

Being set back from the road beyond a landscaped fore garden and generous parking space, you are greeted by an inviting double height hall when you enter, boasting a feeling of space and volume, filled with natural light via the feature glazed atrium. Engineered wood flooring continues through to the reception spaces and under floor heating extends throughout the ground floor. The living room has bifold doors to rear, and there is a separate study to front. There is a modern fitted WC and cloaks and useful utility / laundry room. The heart of this home is the impressive family dining kitchen, a space suitable for both relaxed seating and dining. The kitchen itself is well equipped with a comprehensive range of storage, complimented by a bank of branded appliances and sleek quartz worksurfaces over. This sociable space is enhanced by a set of bi-folding doors to rear, connecting the inside and outside in the summer months.







To the first floor, a central landing provides access to four generous bedrooms and a stylish family bathroom, complete with bath and separate shower. The main bedroom also enjoys an equally well appointed en-suite shower room with modern tiling and a white suite.

Externally, the property sits well in its plot, which has been tastefully landscaped to afford a large area of paved terrace overlooking an expanse of lawn with close board fencing to boundary. A single garage is located to side, with additional parking for multiple cars to the front.

The Location

Halford is a delightful South Warwickshire village set in rolling countryside situated between Shipston-on-Stour and Stratford upon Avon.. Within the village there is a parish church, public house, play area and garage with shop. The local former market town of Shipston on Stour offers a range of shops and educational and recreational facilities. The area is served by a network of main roads which gives access to the larger towns of Stratford upon Avon, Cheltenham, Oxford, Banbury, Warwick and Leamington Spa. There are main line railway stations at Moreton-in-Marsh and Banbury with Intercity trains south to Oxford and London. There are golf courses at Stratford upon Avon, Brailes and Broadway - racing at Stratford upon Avon, Cheltenham and Warwick and theatres at Stratford upon Avon and Oxford.





2



4



2



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: Mains water, drainage and electricity. Heating and hot water serviced via an air source heating pump.

Local Authority: Stratford Council

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.

VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in their employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

VAUGHANREYNOLDS
ESTATE AGENTS

10 Union Street, Stratford upon Avon CV37 6QT
T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk

1 Bowling Green, Fosse Way, Halford Total Approx. Floor Area 184.80 Sq.M. (1990 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

