



**VAUGHANREYNOLDS**  
ESTATE AGENTS

Redwood, Green Lane  
Oxhill, Warwick, CV35 0RB



## The Property

Located on the fringe of Oxhill, a popular village with an active community, surrounded by beautiful Warwickshire countryside, this modern detached home was constructed 2021 by an established independent developer, and has been finished to an exceptional standard throughout. Benefits include under floor heating, air source heat pump and the remaining term of Build Zone warranty. Having matured within its generous plot over recent years, the property now offers the perfect turn key home. Being set back from the lane beyond a five bar gate and extensive gravel driveway, the accommodation in brief comprises;

An inviting reception hall, with oak and glazed staircase leading to the upper floor, solid oak doors off and Karndean flooring with under floor heating throughout. There is a cosy sitting room to front, a useful study to side and a modern guest WC/Cloaks. Continuing through to the heart of this home, entering the kitchen you are struck by this inspiring space, which is filled with natural light through an expanse of bi-folding doors to rear and a glazed roof lantern above. Purposefully designed to afford space for both relaxed seating and dining, this seamlessly links to beautifully appointed Siematic kitchen, fitted with a bank of storage, sleek worksurfaces and a range of integrated appliances. Combined, providing the ultimate social hub for those that wish to host guest whilst preparing meals. There is also a useful utility/boot room, with door to side and personnel door to the internal single garage.







To the first floor, a central landing provides access to four great size bedrooms and a stylish family bathroom. There are two further equally well-appointed en-suite shower rooms, with modern white suites, Porcelanosa tiles and feature lighting. The arrangement of accommodation does provide excellent versatility for growing families.

Externally, there is a generous garden to rear, laid mainly to lawn with a large paved terrace which is ideal for alfresco dining in the summer months. Post and rail fencing sets out the boundary but also offers a partial open aspect to the neighbouring field beyond. There is gated access to the side, leading to the gravel driveway providing parking for several cars and access to the single garage, which has a car charging point and electrically operated door to front.

### The Location

Shipston-on-Stour is a charming Market Town, within five miles of the Northern Cotswold escarpment and easy driving distance of Stratford upon Avon, Banbury, Warwick and the M40, Coventry and Birmingham.

There are main line rail stations at Banbury providing service to London Marylebone and Moreton in Marsh providing service to London Paddington. The M40 has access points at Banbury (12 miles) and Gaydon (10 miles). Surrounding countryside is delightful undulating Warwickshire pastureland. Shipston-on-Stour has many and varied facilities and amenities including primary and secondary schools, library, community hospital, medical centre, recreational facilities together with good local shopping.





3



4



3



0.19 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.

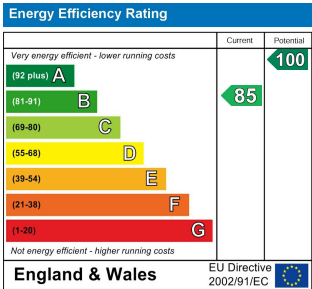
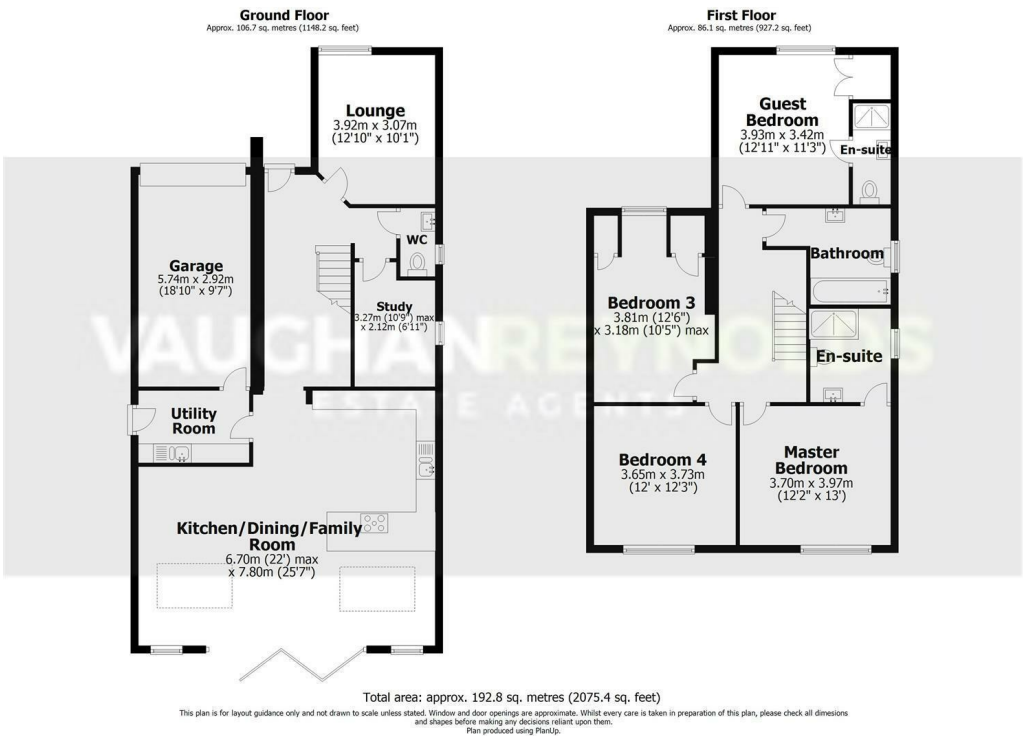
Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: Mains water, electric and drainage. Air Source heating and hot water system.

Local Authority: Stratford, 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.

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.



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