



VAUGHANREYNOLDS
ESTATE AGENTS

Saddlestones, Armscote Road
Newbold On Stour, CV37 8BZ



The Property

An Exceptional Oak-Framed Home between Armscote and Newbold, with Glorious West-Facing Views.

Finished to an impeccable standard and enjoying a commanding position in the heart of South Warwickshire, this beautifully appointed modern residence offers a perfect blend of classic craftsmanship and contemporary comfort. Situated between the highly regarded villages of Armscote and Newbold, the property benefits from convenient access to Stratford-upon-Avon, Warwick, and the wider Cotswolds, while being just a short stroll from the acclaimed Fuzzy Duck gastropub.

Constructed using a traditional oak timber frame beneath a pitched clay tile roof, the home is a masterclass in architectural elegance, with rendered and brick elevations enhancing its distinguished character. A compact landscaped garden offers sweeping west-facing views over open countryside, creating a peaceful and private outdoor sanctuary.

Inside, the property exudes refinement, with high-specification features throughout:

- Fully integrated media and satellite TV system
- Hardwired computer network across the home
- Rako intelligent lighting and zoned underfloor heating to the ground floor
- Electric underfloor heating in all bathrooms and heated towel rails
- Duravit designer bathroom and cloakroom suites
- Rich stone flooring, oak internal doors, and exposed beams

At the heart of the home is the superb kitchen/breakfast/family room, complete with integrated appliances and a gas-fired Aga, seamlessly connected to an elegant garden room with vaulted ceiling, exposed beams, and French doors opening onto the garden and patio – perfect for indoor-outdoor entertaining.







Additional living spaces include a sitting room with gas stove and bespoke cabinetry and a separate family room, each offering its own atmosphere and flow. There is also an attractive utility/boot room with an additional WC.

The first floor hosts a luxurious principal bedroom suite, featuring a Juliette balcony, dressing room, fitted wardrobes, and a beautifully appointed en suite shower room. Four further bedrooms – one with en suite – and two additional bathrooms provide ample space for family and guests alike.

Externally, electric oak gates open to a private driveway and attached double garage, while the generous manicured gardens frame the property with year-round interest and uninterrupted views.

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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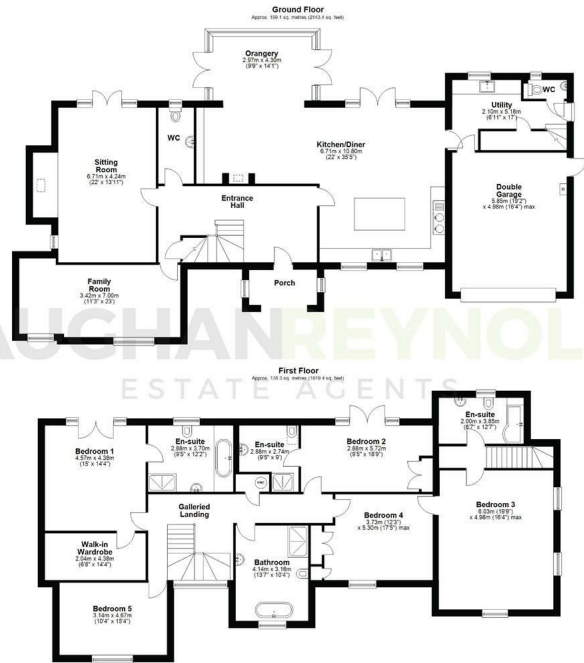
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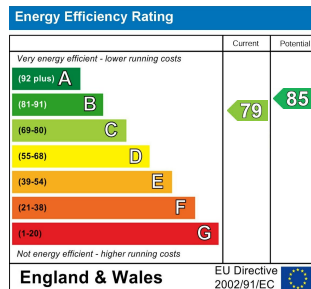
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0.36 acre(s)



Total area: approx. 377.4 sq. metres (4062 sq. feet)
DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



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, electricity and gas. Private drainage - biomass sewage treatment plant.

Local Authority: Stratford, Council Tax Band H

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