




STONEWAY HOUSE


4 Oldacre Gardens, Newbold on Stour, Warwickshire




A BEAUTIFULLY APPOINTED, COTSWOLD STONE-BUILT 4/5 BEDROOM DETACHED HOUSE

Within an exclusive development of just five homes situated off a peaceful, no-through lane with open views.



5



4


3

EPC

B


Private


Double

Distances: Shipston-on-Stour 4 miles, Stratford-upon-Avon 6.7 miles, Moreton-in-Marsh 9 miles, Chipping Campden 10 miles
Warwick 16 miles, M40 (J12) 11 miles, Banbury 17 miles, Leamington Spa 17 miles
(All distances and times are approximate)



SITUATION

Oldacre Gardens lies approximately 6.7 miles from the historic market town of Stratford-upon-Avon, ideal for all day-to-day amenities and facilities.

The village has a shop/post office, public house, village hall and parish church. Shipston-on-Stour is nearby for daily shopping, and Stratford-upon-Avon, Chipping Campden and Moreton-in-Marsh are all within easy reach for more extensive shopping, schools and leisure facilities.

The M40 is accessible at J15 (Warwick) and J12 (Gaydon). The area has excellent schools, including The Croft Prep School, Stratford Grammar Schools, Warwick Prep and Public School, King's High School for Girls, Bloxham and Sibford Public Schools. Chipping Campden High School School also has an excellent reputation. The countryside offers many attractive walks and rides.



DESCRIPTION

Oldacre Gardens is a collection of five spacious family homes set in a peaceful position in the quaint village of Newbold-on-Stour. Stoneway House was built in 2023 and is a spacious and well-proportioned detached home positioned toward the rear of the development. The property is constructed with Cotswold stone and handmade brick under a natural slate roof with a mixture of traditional timber casement and stone mullion windows. Internally, the property is finished to the highest of standards using high-quality materials and premium fixtures and fittings throughout. There is zoned underfloor heating to both floors, solid oak doors, PV electric solar panels and an electric car charging point.

Through the solid oak front door, the reception hallway provides access to the principal reception rooms and includes a downstairs WC. A wide quarter-turn staircase rises from the hallway to the first floor. The spacious open-plan kitchen/living/dining space is divided into three areas, with the kitchen at its heart. The kitchen incorporates bespoke handmade units topped with quartz surfaces and integrated Bosch Series 8 cooking appliances, American-style fridge freezer and separate wine fridge. Just off the kitchen is a separate utility room with space for a washing machine and dryer.

The downstairs accommodation also includes a substantial dual-aspect drawing room with inset log burning stove and bi-folding doors to the rear garden.

Upstairs, the bright and airy landing provides access to four large double bedrooms. The principal suite includes an en suite shower room and walk-in wardrobe. Bedroom two has an en suite shower room, and bedroom three shares the Jack and Jill bathroom. The fourth bedroom has been recently transformed into a high-end dressing room, complete with its own walk-in wardrobe and convenient access to the Jack and Jill bathroom.





All en suites and bathrooms feature Villeroy & Boch sanitary ware and Grohe showers. The annexe/bedroom five (with en suite shower room) is located over the double garage and is accessed via a separate entrance and staircase.

The property features a west-facing garden, predominantly laid to lawn, providing an ideal space to relax and enjoy afternoon and evening sun. A generous terrace area offers the perfect setting for outdoor entertaining.

To the front, a spacious driveway provides parking for several vehicles and leads to a double garage equipped with electric up-and-over doors. There is also additional rear access to the garage, down a side pathway which leads to the rear door.

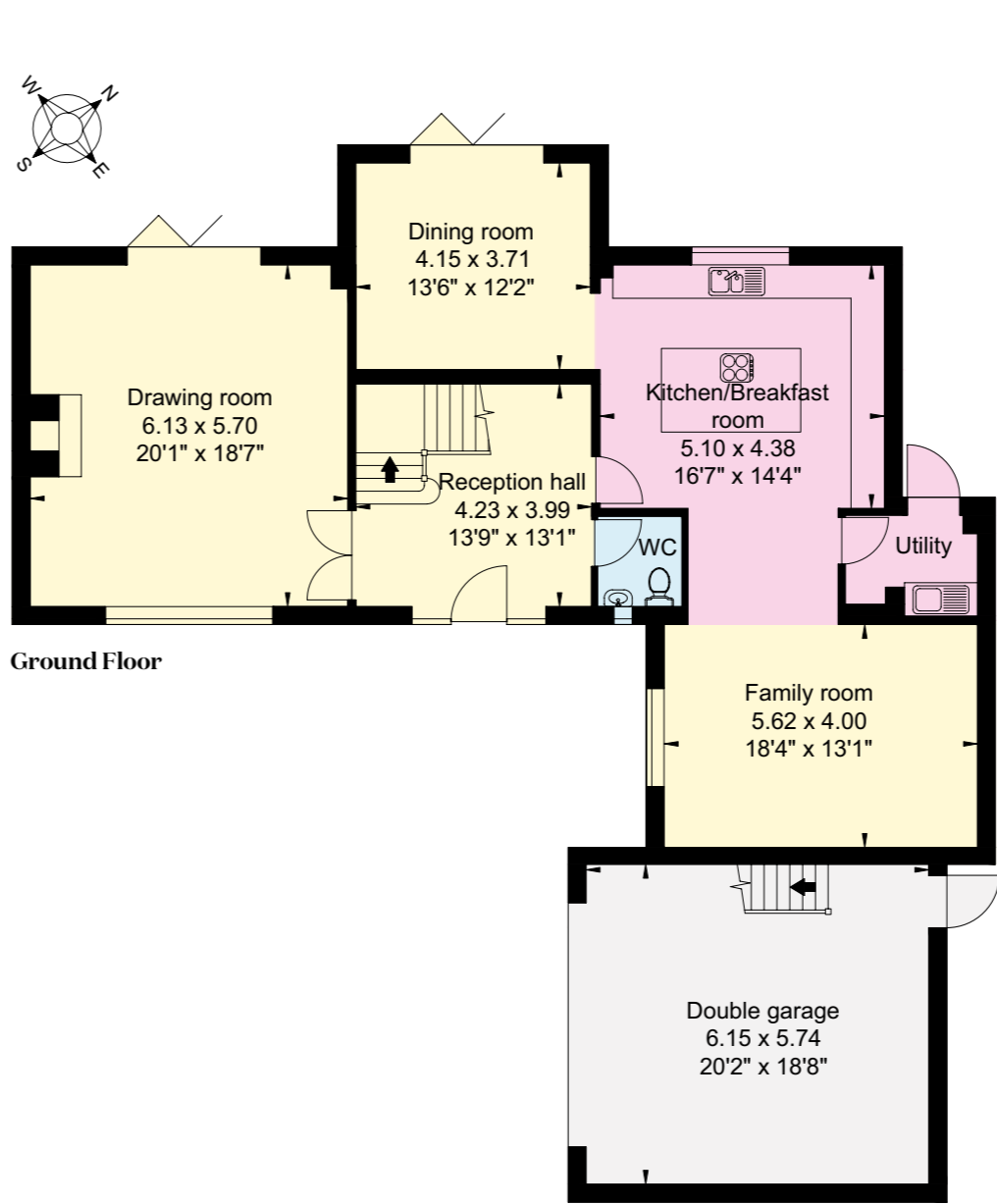


PROPERTY INFORMATION

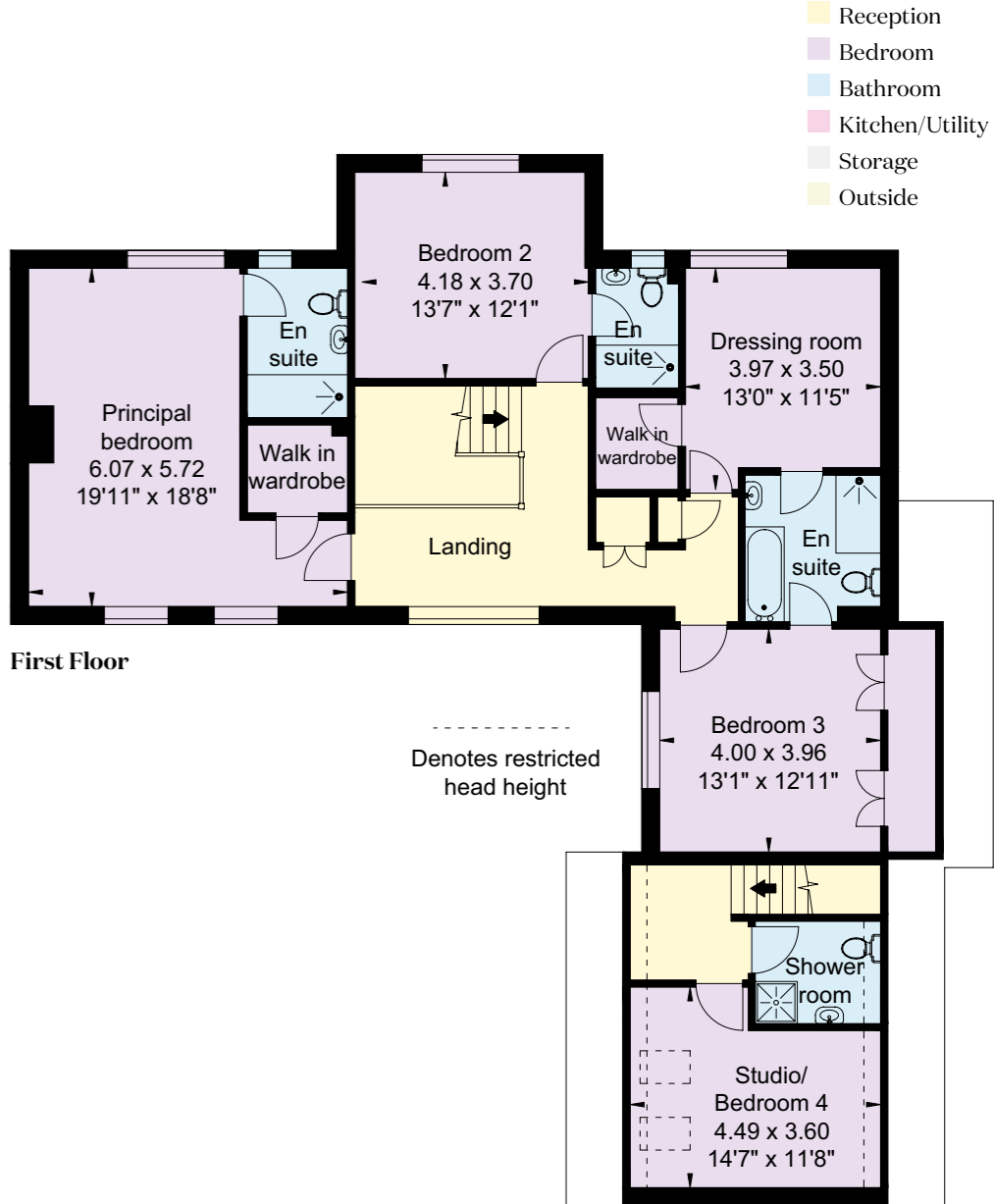
Services: Mains water, electricity and drainage are connected to the property. Gas-fired central heating. Zoned underfloor heating to both floors. PV electric solar panel. Electric car charging point. 10-year ABC+ warranty (8 years remaining)

Directions (CV37 8ZG)
What3words: ///mice.uppermost.active

Tenure: Freehold
Local Authority: Stratford-on-Avon District Council
Council Tax: Band G.
Viewing: By prior appointment only with the agents.



Approximate Gross Internal Area
House: 279 sq m (3,004 sq ft) inc. restricted head height
Double Garage: 35 sq m (380 sq ft)
Total: 314 sq m (3,384 sq ft)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

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Date: 17 June 2025
Our reference: STR012548728

Stoneway House, 4 Oldacre Gardens, Mill Lane, Newbold on Stour, Stratford upon Avon, CV37 8ZG

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,255,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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