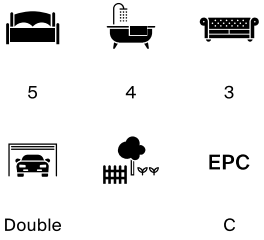
SADDLESTONES

Between Armscote and Newbold-on-Stour, Warwickshire

AN IMPRESSIVE AND BEAUTIFULLY PRESENTED DETACHED HOUSE SITUATED BETWEEN THE SOUGHT-AFTER VILLAGES OF ARMSCOTE AND NEWBOLD-ON-STOUR

Benefiting from a gated private driveway, private and mature gardens, and delightful views across open countryside to the front and rear. Offered with no onward chain.



Distances: Shipston-on-Stour 4 miles, Stratford-upon-Avon 7 miles, Moreton-in-Marsh 9 miles (trains to London Paddington from 90 mins)
Chipping Campden 10 miles, Banbury 17 miles (trains to London Marylebone from 1 hour 2 minutes)
Leamington Spa 17 miles, Solihull 30 miles, Birmingham 35 miles
(All distances and times are approximate)

SITUATION

Situated in a semi-rural position and close to the Cotswolds Area of Outstanding Natural Beauty, Shipston-on-Stour is nearby to satisfy daily shopping requirements. The region's cultural hub of Stratford-upon-Avon and the Cotswold towns of Chipping Campden and Moreton in Marsh (intercity trains to London Paddington) are within easy reach for a more extensive range of shops, schools and leisure facilities.

The property is ideal for the commuter, with the M40 accessible at Junction 15 (Warwick) and Junction 12 (Gaydon), connecting the property to the national road network. There are excellent rail links to London, with a direct service from Banbury to London Marylebone taking approximately 1 hour 2 minutes.

There is an excellent range of state, grammar and private schools to suit most requirements, including Shipston High School, The Croft Prep School, Stratford Prep School, Stratford Grammar schools, Warwick Prep and Public School, Bloxham and Sibford schools.

Sporting facilities nearby include racing at Cheltenham, Stratford-upon-Avon and Warwick, and there are golf courses at Stratford-upon-Avon, Brailes and Tadmarton and Broadway Golf Club at Willersey. Surrounding open countryside offers many attractive walks and rides along the extensive network of country lanes, bridle paths and footpaths.

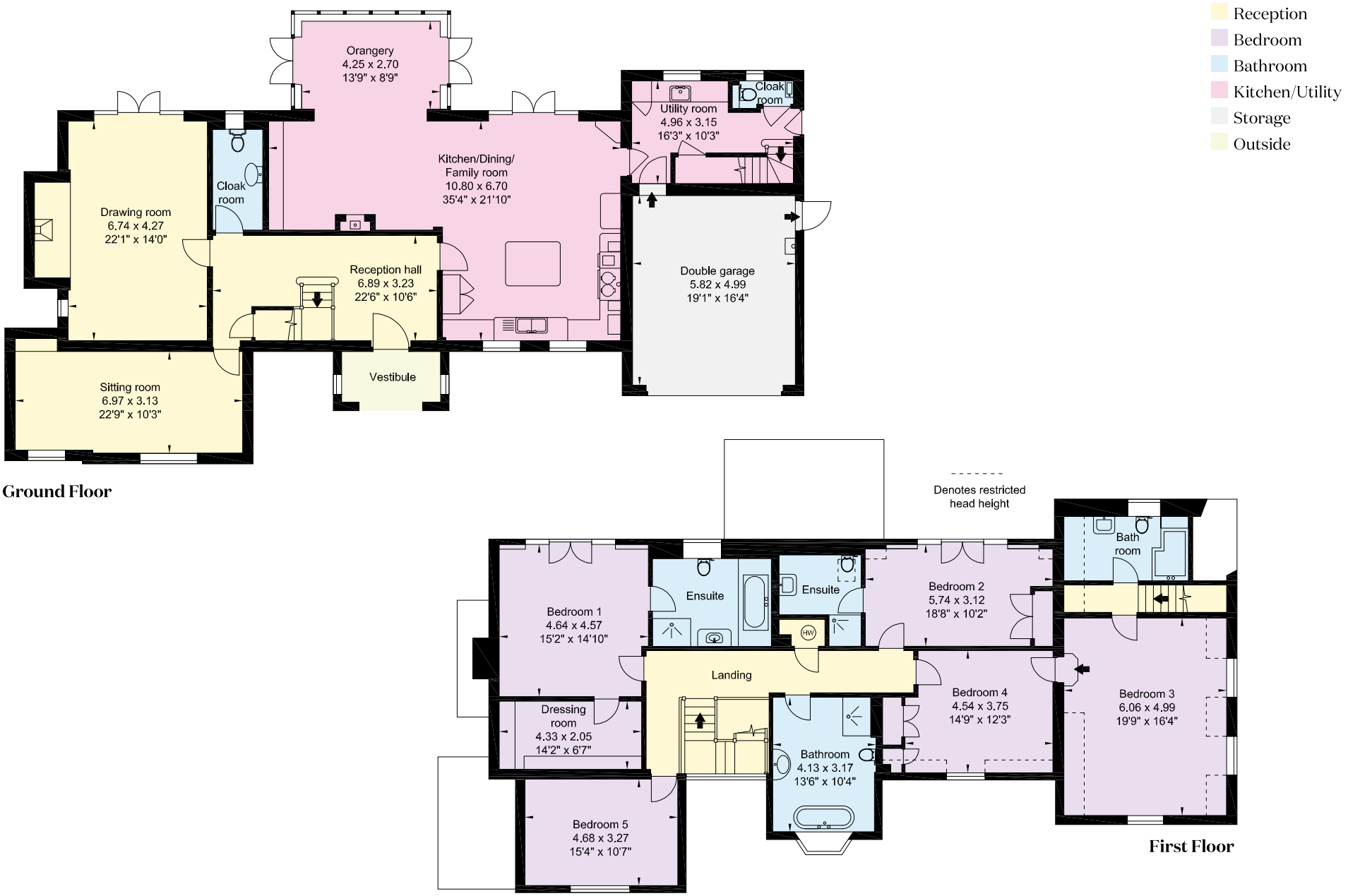
THE PROPERTY

Saddlestones is an outstanding property constructed in 2008 of oak timber frame beneath a pitch, clay tiled roof with rendered and brick elevations, by award-winning Rajkowski Development. The property combines classic architecture with modern construction methods, and offers well-proportioned accommodation finished to an excellent standard using high-quality building materials. The property benefits from oak internal doors with cast iron handles, a fully integrated media system, Rako intelligent and fully programmable lighting system, and zoned underfloor heating to the ground floor.

A stone entrance vestibule leads to the reception hall with a wealth of exposed ceiling beams and limestone floor with a beautiful oak staircase rising to the first floor. The reception hall provides access to the elegant, dual aspect sitting/dining room and further to the spacious drawing room with feature inglenook brick fireplace housing a wood-burning stove and glazed double doors opening to the rear garden and patio. A door from the reception hall opens to the magnificent kitchen/dining/family room with ceramic floor and exposed ceiling beams.

The bespoke handmade kitchen combines oak and hand-painted units with granite work surfaces, and offers a double Belfast sink, waste disposal unit, integrated Fischer and Paykel dishwasher, Bosch electric oven, gas-fired 4-oven AGA with AIMS system, Rangemaster, wine chiller and fridge/freezer. This flows into the family room, complete with a fireplace including a gas stove and further to the bright and airy Orangery with vaulted ceiling, exposed ceiling beams and oak double doors on both sides providing access to the beautiful garden and patio area.

The ground floor further extends to a utility room with bespoke hand-painted base units incorporating space and plumbing for washing machine, with access to the internal double garage, and two modern cloakrooms.



Approximate Gross Internal Area
381 sq m / 4,101 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.

Stairs in the reception hall rise to the first-floor landing, which provides access to the Principal bedroom with Juliet balcony overlooking open countryside to the rear, a spacious dressing room with bespoke storage space and shelving, and an en suite bathroom with downlighters, heating towel rail, electric underfloor heating and fitted Duravit white suite comprising a bath, wash hand basin, wc and separate shower cubicle.

The first floor offers another generous bedroom which benefits from a Juliet balcony and a modern en suite shower room with electric underfloor heating, and three further well-proportioned bedrooms, all of which offer a different aspect of the beautiful surrounding countryside and are served by two family bathrooms.

There is a second staircase in the utility room which rises to the first floor and provides separate access to one of the bedrooms and a bathroom, which would lend itself well to multi-generational living or a teenager suite.

GARDEN AND GROUNDS

Double oak electric gates provide access to the gravelled driveway with a turning circle and double garage. The landscaped front garden is a particular feature of the property, with box hedging, mature trees, lawn and a variety of flower and shrub borders offering colour and interest throughout the year. There is access to the rear garden with a large patio area ideal for outdoor entertaining and a delightful lawn. Additionally, there is a side garden with raised oak sleeper borders.

PROPERTY INFORMATION

Services: Mains electricity, water are connected to the property. Private drainage system. Gas-fired central heating.

What3Words: ///breed.essay.lines

Tenure: Freehold

Local Authority: Stratford on Avon District Council: 01789 267575

Council Tax: Band H

Viewing: By prior appointment only with the agents.

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Frank

Date: 20 August 2025
Our reference: STR012508101

Saddlestones, Armscote Road, Newbold on Stour, Stratford-upon-Avon, CV37 8BZ

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,300,000.

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Yours faithfully

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