



12 HAWKINS WAY, NEWBOLD ON STOUR

SECCOMBES

ESTATE AGENTS

**12 HAWKINS WAY
NEWBOLD ON STOUR
STRATFORD ON AVON
WARWICKSHIRE
CV37 8FG**

Situated approximately 5½ miles from Shipston on Stour, 6 miles from Stratford upon Avon, 10 miles from Moreton in Marsh and 14 miles from Warwick (M40 Junction 15)

AN ATTRACTIVE WELL PRESENTED SPACIOUS THREE BEDROOM DETACHED HOUSE WITH ENCLOSED GARDEN, SINGLE GARAGE AND OFF-ROAD PARKING AND OUTSTANDING VIEWS OF THE COUNTRYSIDE.

Entrance Hall, Sitting Room, Dining/Kitchen, Utility, Cloakroom, Three Double Bedrooms, Ensuite Shower Room, Family Bathroom. uPVC Double Glazing. Gas-Fired Heating. Enclosed Garde. Single Garage. Off-Road Parking.

Viewing through

Seccombes Estate Agents, Shipston on Stour

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- **Newbold on Stour** is a village set in the South Warwickshire countryside almost midway between the former market town of Shipston on Stour and the Shakespearean town of Stratford upon Avon. Within the village there is a shop/post office, two public houses and a Church. Shipston on Stour offers daily shopping, recreational and schooling facilities, with a more comprehensive range being available in Stratford upon Avon.
- **12 Hawkins Way** is a spacious well-proportioned three-bedroom detached house benefitting from double glazing and gas fired heating, situated in a quiet location in a much sought after village.
- The property is light and airy and situated on a brick pavier road with outstanding views of the countryside beyond.
- **Entrance Hall** with Amtico flooring throughout with stairs to first floor, and **Cloakroom** with w.c., and wash handbasin.
- **Sitting Room** triple aspect, wall mount electric fireplace heater with flame effect, Amtico flooring, wooden window shutter blinds.
- Well-appointed **Dining/Kitchen** with one and a half stainless steel sink unit with fitted cupboards under,



fitted base units with work top over, fitted wall units, electric oven with four ring Hotpoint gas hob over and extractor hood above,

- integral Hotpoint dishwasher, integral fridge/freezer and Amtico flooring throughout.
- Door leading to **Utility** with stainless steel sink and drainer with mixer tap, wall units housing Ideal combi boiler and base units with work surfaces over, plumbing for washing machine and space for dryer. Storage cupboard. From kitchen Upvc double glazed French doors leading to patio and **garden**.
- **Galleried Landing**
- **Bedroom One** double-aspect and central door to
- **Ensuite Shower Room** part-tiled with walk-in shower cubicle, w.c., wash hand basin, heated towel rail, laminate floor.
- **Bedroom Two** with window to side of property with open views of the countryside beyond.
- **Bedroom Three** window to side of property with open views of the countryside beyond.

- **Family Bathroom** part tiled with bath and shower unit, shower screen over, wc, wash handbasin, heated towel rail, laminate floor.
- Situated next to the property is a detached **Single Garage** with power and light connected. Adjoining **Off Road Parking** plus two other spaces to the other side of the property.
- The enclosed private part walled **Garden** has been attractively landscaped with a paved patio immediately adjoining the house, beyond which is a lawned area with water feature surrounded by mature shrubs and trees and another lawned area with mature shrubs, garden shed and side entrance gate leading to **Garage**.

GENERAL INFORMATION

Tenure

The property is offered freehold with vacant possession.

Council Tax

This is payable to Stratford on Avon District Council. The property is listed in band E.

Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are expressly excluded.

Services

Mains electricity, gas, water and drainage are connected to the property. Gas-fired boiler for central heating and hot water.

Energy Performance Certificate

Current: 84 (B) Potential: 95 (A)

Directions

CV37 8FG

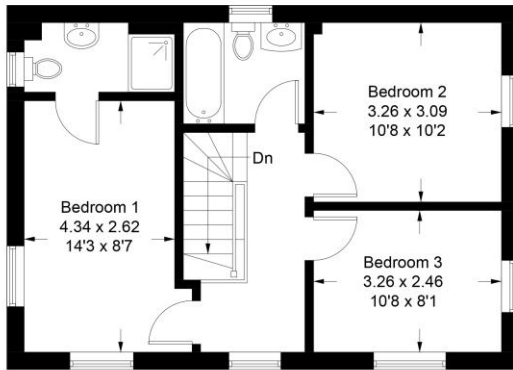
From Shipston on Stour take the A340 north for Stratford upon Avon. Proceed through the village of Tredington and continue straight over the roundabout with the A429 (Fosse Way) and continue straight on to the village of Newbold on Stour. On entering the village take the first left hand turn into Armscote Road by the church. Hawkins Way is the second road on the right. 12 Hawkins Way is about 20 yards along right hand side.

IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.

MFF/S3139/F005/08.09.2023

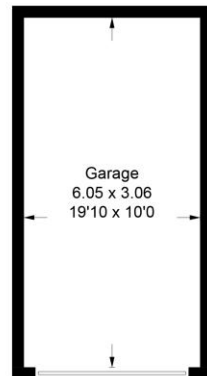
FLOOR PLANS



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 94.4 sq m / 1016 sq ft
 Garage = 18.4 sq m / 198 sq ft
 Total = 112.8 sq m / 1214 sq ft
 Illustration for identification purposes only, measurements are approximate,
 not to scale. floorplansUsketch.com © (ID1004689)



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