



INS WAY, NEWBOLD ON STOUR

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ESTATE A

WAY
TOUR
AVON

ately 5½ miles from Shipston on Stour,
ford upon Avon, 10 miles from
h and 14 miles from Warwick (M40

**THE WELL PRESENTED SPACIOUS
ROOM DETACHED HOUSE WITH
DEN, SINGLE GARAGE AND OFF-
AND OUTSTANDING VIEWS OF THE**

itting Room, Dining/Kitchen, Utility,
e Double Bedrooms, Ensuite Shower
room. uPVC Double Glazing. Gas-Fired
d Garde. Single Garage. Off-Road

e 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 paved on a quiet residential road with outstanding views beyond.
- **Entrance Hall** with Amtico flooring throughout, access to first floor, and **Cloakroom** with vanity and handbasin.
- **Sitting Room** triple aspect, wall mounted electric heater with flame effect, Amtico flooring, window shutter blinds.
- Well-appointed **Dining/Kitchen** with stainless steel sink unit with fitted appliances.



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

Hotpoint dishwasher, integral fridge/freezer flooring throughout.

Access to **Utility** with stainless steel sink and mixer tap, wall units housing Ideal combi boiler units with work surfaces over, plumbing machine and space for dryer. Storage from kitchen Upvc double glazed French doors to patio and **garden**.

Landscaping

Front double-aspect and central door to

Lower Room part-tiled with walk-in shower, wash hand basin, heated towel rail, radiator.

Two windows with window to side of property with view of the countryside beyond.

Large window to side of property with open view of 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

Service Charge It is understood there is a service charge for the upkeep of the common areas of the development of £170.06 twice yearly.

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 to property. Gas-fired boiler for central heating.

Energy Performance Certificate

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

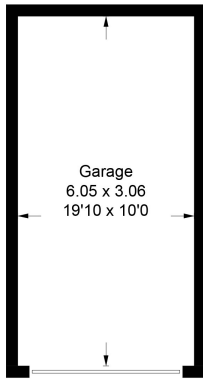
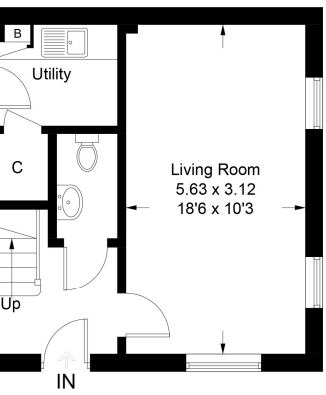
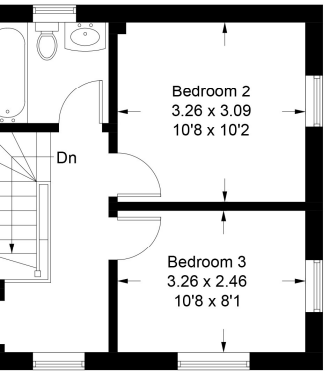
Directions

From Shipston on Stour take the A340 north for 1.5 miles. Proceed through the village of Tredington and turn right at the roundabout with the A429 (Fosse Way) and proceed to the village of Newbold on Stour. On entering the village first left hand turn into Armscote Road by the church. This is the second road on the right. 12 Hawkins is the property along on the right hand side.

IMPORTANT NOTICE

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

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(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
 Information for identification purposes only, measurements are approximate,
 not to scale. floorplansUsketch.com © (ID1004689)

