

Moss Lodge

Moss Lane, Newbold-on-Stour



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Moss Lodge is a well-balanced home, comprising modern specifications and traditional features, allowing for contemporary living in an idyllic countryside setting. It is a rare opportunity to acquire a superb individually designed newly built 5 bedroom, 4 bathroom family home, located on a quiet lane in the quaint village of Newbold-on-Stour. Its attention to detail is apparent throughout and its well thought through design results in an unusually light and spacious home.

This 2,831sqft property (GF -1195sqft, FF – 1270sqft, Garage 366sqft) briefly comprises hallway, cloakroom, utility room, large drawing room and a spacious open plan kitchen-living area opening through to the beautifully bright garden room with large lantern roof. In addition the feature landing gives access to five double bedrooms - three with ensuites - and a family bathroom.

Externally the property boasts a double garage with two individual doors and access to the plant room, private drive and gardens to front and rear.

The property's tenure is freehold and it is offered with a 10 year LABC warranty.



Newbold-on-Stour

Moss Lodge is set at the end of the quiet Moss Lane off the Stratford Road in the heart of the rurally located Newbold-on-Stour.

Newbold-on-Stour is a village in Warwickshire approx. six miles south of Stratford-upon-Avon. Its countryside location is within easy reach of the Fosse Way giving access to the Cotswolds towards the south and Stratford-upon-Avon and the motorway network to the north. It has a thriving community with a great range of local amenities including a post office village stores and a 16th Century Pub.

For those moving to Moss Lodge with young children, the Newbold site of the Newbold and Tredington Primary school & Day Nursery is conveniently located at the end of Moss Lane. The Tredington site is just over two miles away to the south in the village of Tredington. The nearest secondary school is Shipston High School which is less than four miles away in Shipston-on-Stour.



Specification

Windows and Doors

- Premium windows and doors supplied by The Window Centre, Solihull
- Flush carcass windows throughout the house
- Lantern glass roof to the garden room with white inside and anthracite grey to the exterior
- External doors are composite anthracite/agate grey
- Four sets of bi fold doors from the garden room and kitchen to the rear garden

Heating and Plumbing

- Mitsubishi EcoDan air source heat pump supplies the heating and hot water system
- Zoned under floor heating to the ground floor with radiators to the first floor
- Contemporary white sanitaryware, mainly Villeroy and Boch/ Grohe to the four bathrooms and cloakroom
- Heated towel rails to bathrooms

Kitchen

- Matte finished Shaker style Kitchen design (or equivalent)
- Granite worktops
- Easy access storage
- Island Unit with bar end
- Fully fitted with integrated appliances.
- Adjacent utility room with external door

Electrics

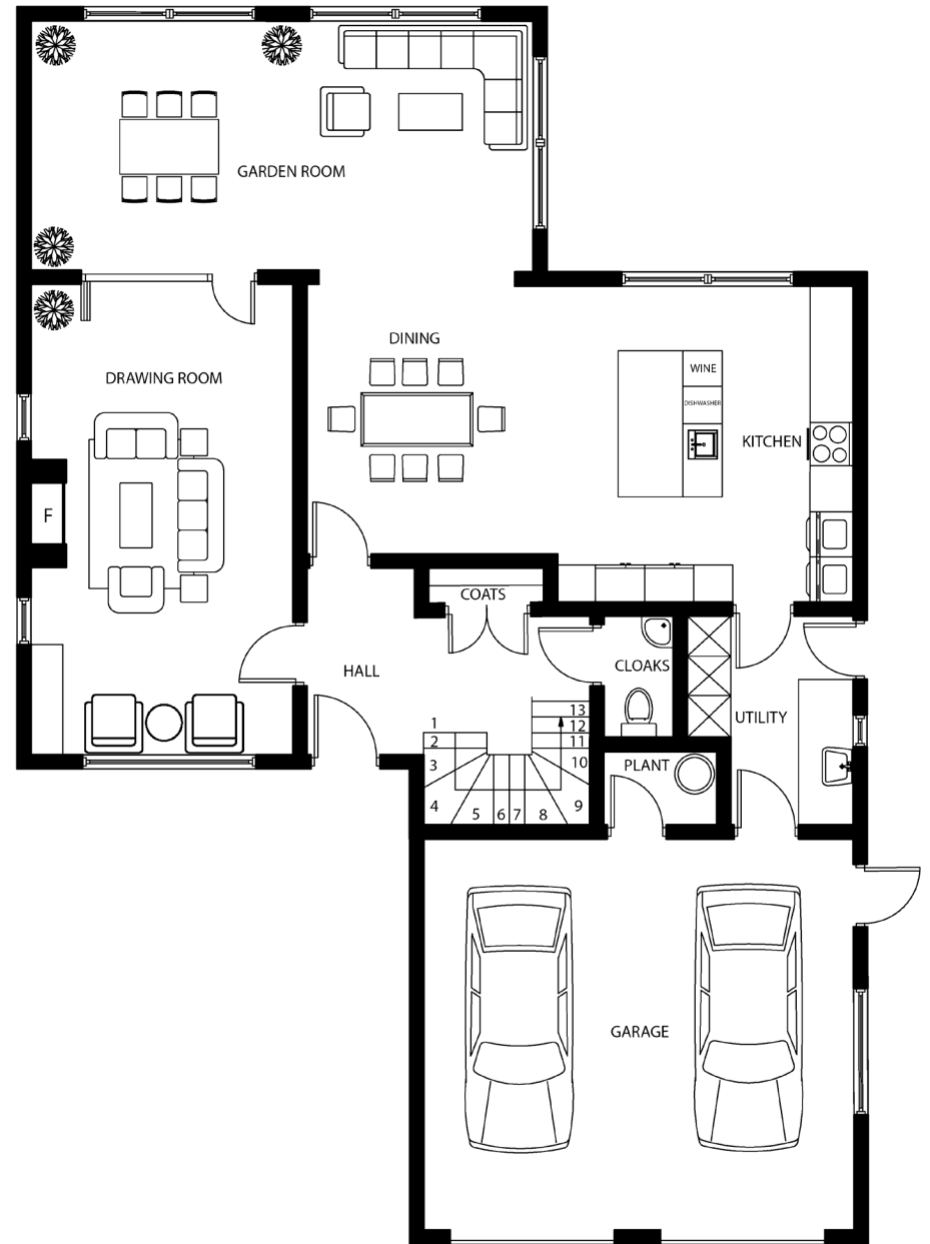
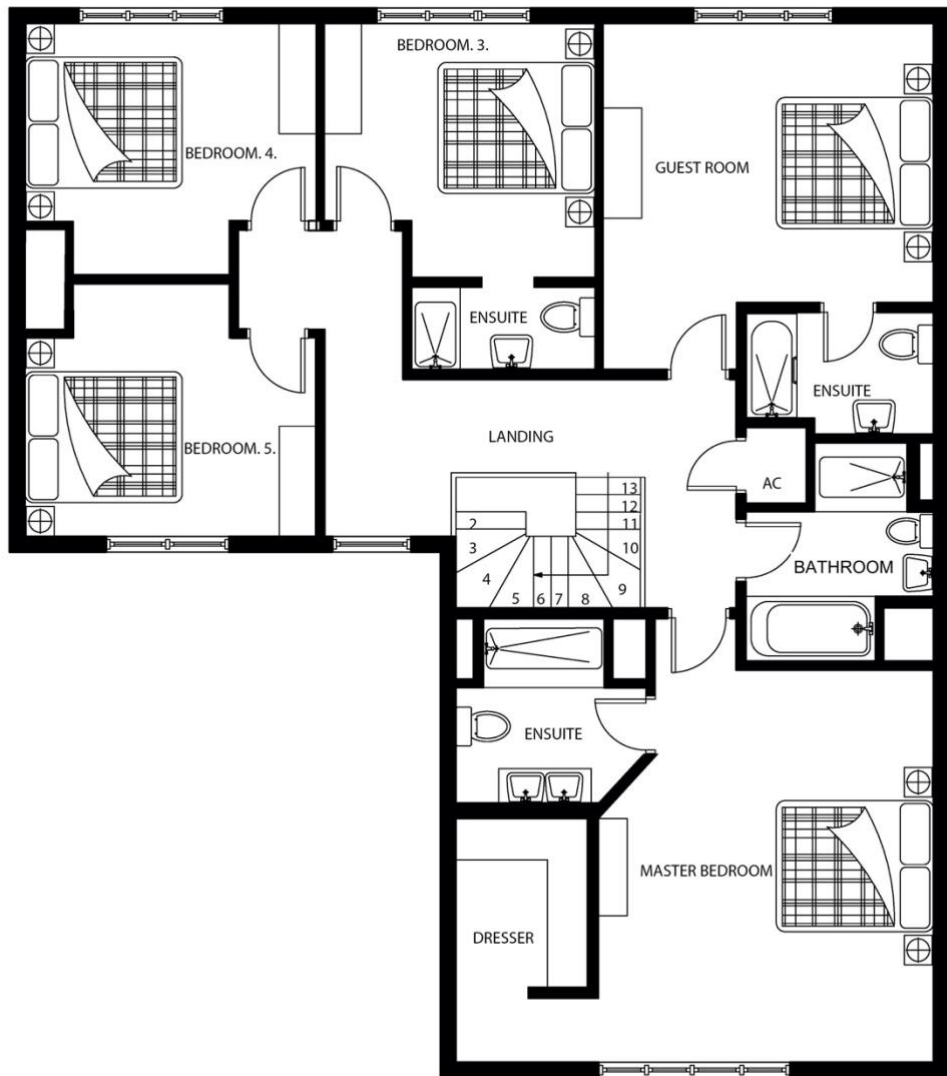
- Energy efficient LED lighting throughout
- Mix of recessed spotlights & pendant lights throughout
- TV and satellite points throughout
- Comprehensive external lighting
- CAT 6 cabling throughout
- Mains smoke and carbon monoxide detectors
- Electric Vehicle charging point

Internal Finishes

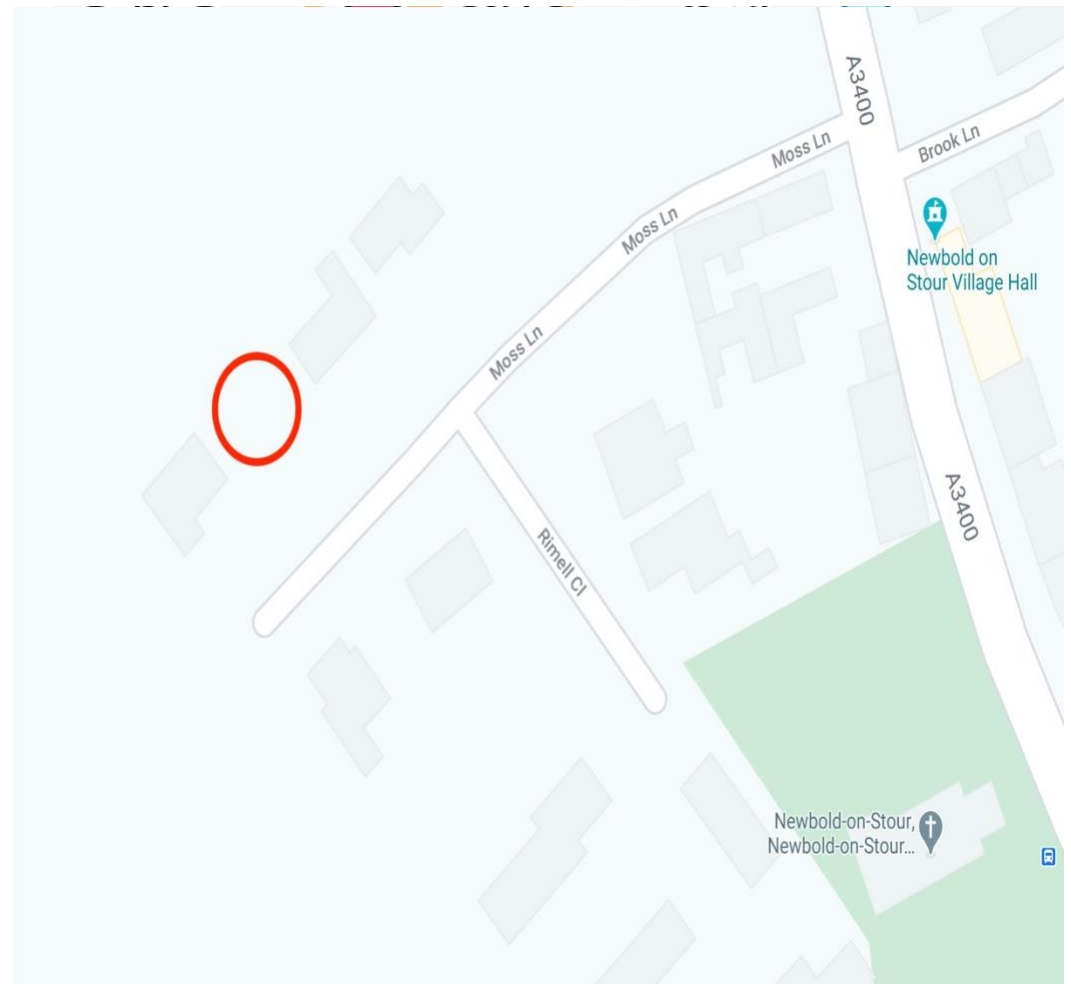
- Wall and floor tiling to the 4 bathrooms and cloakroom
- High quality floor tiling to the hall, kitchen and garden room
- Emulsion to walls and ceilings
- Satin finish to all woodwork
- High resin floor to the garage

Externally

- Rear patio and pathways laid in pavements
- Turf to front and rear
- Driveway
- Attractive entrance to this rural home







Kenilworth	20 miles
Warwick	14 miles
Leamington Spa	15 miles
Stratford-upon-Avon	7 miles
Birmingham	44 miles
Oxford	34miles



From Stratford Station

Birmingham	51mins
London	2hrs



Birmingham International	32 miles
London Heathrow	83 miles



New Homes

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DISCLAIMER

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