



12 HAWKINS WAY, NEWBOLD ON STOUR

SECCOMBES

ESTATE AGENTS

**12 HAWKINS WAY,
NEWBOLD ON STOUR
NR STRATFORD UPON AVON
CV37 8FG**

Situated approximately 3 miles from Shipston on Stour, 10 miles from Stratford upon Avon, 13 miles from Warwick (M40 Junction 15), 17 miles from Banbury (M40 Junction 11) and 32 miles from Oxford

A WONDERFUL FAMILY HOME QUIETLY LOCATED TOWARDS THE EDGE OF A POPULAR VILLAGE OFFERING SPACIOUS AND WELL PROPORTIONED ACCOMMODATION TOGETHER WITH AN ATTRACTIVE ENCLOSED GARDEN, SINGLE GARAGE AND OFF ROAD PARKING

Entrance Hall, Living Room, Dining Kitchen, Utility Room, Cloakroom, Three Double Bedrooms, En Suite Shower Room, Family Bathroom. Upvc Double Glazing. Gas Fired Heating. Attractive Enclosed Landscape Garden. Single Garage with Off Road Parking Space in Front.

Viewing: Seccombes Estate Agents, Shipston on Stour
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Newbold on Stour is a popular 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, primary school, White Hart Inn and Church. Shipston on Stour offers daily shopping, recreational and schooling facilities, with a more comprehensive range being available in Stratford upon Avon.

Junctions 11 and 15 of the M40 motorway are at Banbury and Warwick respectively. Mainline train services south to London from Moreton in Marsh and Banbury respectively and north to Birmingham from Warwick Parkway.

12 Hawkins Way is a wonderful family home offering spacious and well presented accommodation. Recent improvements works have included the installation of karndean flooring throughout the ground floor, new kitchen worktops, installation of a new dishwasher, electric oven and extractor hood over. In addition property has been redecorated throughout with new carpets being fitted to the stairs and first floor.

Outside is an attractive landscaped enclosed garden offering privacy, timber garden shed and **Single Garage** with off road parking space in front. The accommodation briefly comprises

Entrance Hall with stairs to first floor stop door to **Cloak Room** with w.c, wash and basin.



Living Room double aspect with views down Hawkins Way looking out over the surrounding countryside.

Kitchen double aspect with one and half bowl and single drainer stainless steel sink unit with fitted cupboards under, fitted base units with work surface over, fitted wall units, with dishwasher, built in electric oven with four ring gas hob over and extractor hood above, space for upright fridge freezer, double glazed uPVC double French doors to garden. Doorway to **Utility Room** with single stainless steel sink drainer with fitted cupboard under plumbing for washing machine, Ideal gas fired boiler for central heating and hot water.

Stairs rise to **First Floor Landing**

Bedroom One double aspect with built in wardrobes. Door to en suite shower room with the shower cubicle and shower unit, w.c, wash hand basin, heated towel rail, built in shelved bathroom cabinet.

Bedroom Three (currently used as a dressing room) double aspect with views down Hawkins Way looking out over the surrounding countryside.

Bedroom Two with fine views down Hawkins way looking out over the surrounding countryside.

Family Bathroom part tiled with bath with shower and shower screen over, w.c, wash hand basin, heated towel rail.



Situated a short distance the house is a **Detached Single Garage** with power and light connected, brick pavia **Off Road Parking** space in front.

The Garden is situated to the back and side of the house, is enclosed, has been attractively landscaped and offers privacy. Immediately adjoining property is a large paved patio beyond which are two lawned areas surrounded by flower and shrub borders. **Timber Garden Shed**. Sidewalk way leads out to the front between the house and 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.

Service Charge it is understood there is a service charge for maintenance of the common areas on the development currently around £198 payable twice yearly for 2026.

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

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 third road on the right. 12 Hawkins Way is about 70 yards along on the right-hand side.

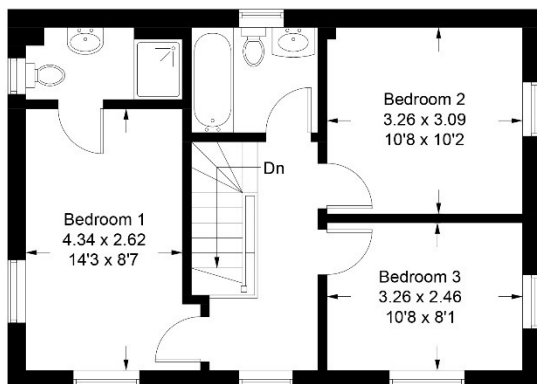
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IMPORTANT NOTICE

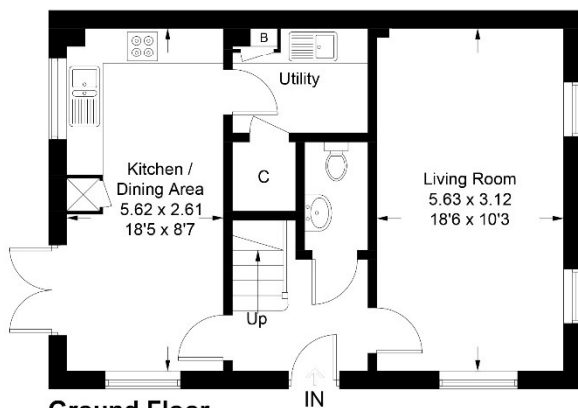
These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have 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.

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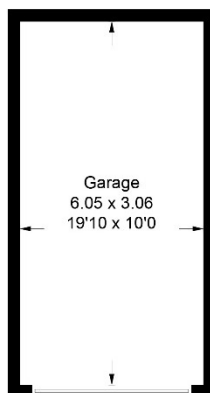
FLOOR PLANS



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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