



**HEDGEND, NEWBOLD ON STOUR, WARWICKSHIRE**

**SECCOMBES**

ESTATE AGENTS



**HEDGEND  
MOSS LANE  
NEWBOLD ON STOUR  
NR STRATFORD UPON AVON  
CV37 8TU**

Situated approximately 3 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) and 16 miles from Banbury (M40 junction 11)

**A SPACIOUS DETACHED CHALET BUNGALOW IN NEED OF UPDATING WITH LARGE GARAGE INCORPORATING WORKSHOP AND OFFICE, SET IN ATTRACTIVE ENCLOSED GARDEN.**

Entrance Hall, Living Room. Kitchen/Breakfast Room, Walk-in Larder, Utility Room, Cloakroom, Bathroom, Three Double Bedrooms (two Ground Floor), Dressing Room/Bedroom Four, Nursery Bedroom. Double Glazing. Gas-Fired Heating.

**Viewing through  
Secombes Estate Agents, Shipston on Stour  
T: 01608 663788 E: [shipston@seccombesea.co.uk](mailto:shipston@seccombesea.co.uk)**



**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 a 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. Main line train services south to London from Moreton in Marsh and Banbury respectively and north to Birmingham from Warwick Parkway.

**Hedgend** is a spacious detached three-bedroom chalet bungalow well-located in Newbold on Stour towards the edge

of the village. The property offers spacious well-proportioned and flexible accommodation, which would benefit from updating, set in attractive gardens. Situated close by is a large detached two/three car garage with workshop area and office with good off-road parking in front. The accommodation briefly comprises:

**Entrance Hall** with door into **Living Room** with wood-burning stove set in stone surround with tiled hearth and granite mantle shelf, exposed beams, patio door to garden.

**Kitchen/Breakfast Room** with single stainless steel sink unit and drainer with fitted cupboard under, plumbing for dishwasher, fitted pine-fronted base and wall unit, solid fuel



double oven Rayburn, shelved store cupboard. Door into walk-in **shelved larder**.

**Inner Hallway** quarry tiled floor with access to roof space, housing for Worcester gas-fired boiler. **Bathroom** with bath, wash hand basin, separate shower unit with Triton electric shower unit. Separate **W.C.**

**Utility Room** with single stainless steel sink unit with double drainer, built-in cupboards under, plumbing for washing machine.

Across the living room is the **Inner Lobby** with **Bedroom One** with two built-in double wardrobes with cupboards above and separate built-in dressing table/chest of drawers.

**Bedroom Two** (currently part used as an office).

From the inner hallway stairs rise to the first floor **Landing** with shelved store area.

**Bedroom Three** with wash hand basin, two dormer windows with door through to **Dressing Room/Bedroom Four** with eaves storage cupboard.

**Nursery Bedroom** which it is considered could be converted into a bathroom (subject to obtaining the necessary planning consents), eaves storage cupboard.



#### **GARAGE AND CAR PARKING**

Situated beside Hedgend is a detached two/three car **Garage** incorporating **workshop area** and **office** with power and light connected, two double side-hinged doors and inspection pit.

Situated to the front the tarmac drive offers off-road parking for three/five cars.

#### **GARDEN**

There is an attractive enclosed garden which surrounds Hedgend on three sides which is principally lawned and incorporates flower and shrub borders and **timber garden shed**.

#### **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 F.

##### **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: 58 (D) Potential: 81 (B)

#### **Directions**

From Shipston on Stour take the A3400 north for Stratford upon Avon. Proceed through the village of Tredington and continue straight over the round about with the A429 (Fosse Way) and continue into the village of Newbold on Stour. On entering the village continue past the Church taking the first left on the edge of the village green. Hedgend is situated straight ahead on the left.

#### **CV37 8TU**

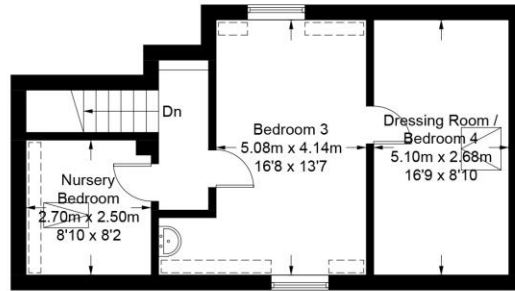
#### **IMPORTANT NOTICE**

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/S3121/F005/28.06.2023**

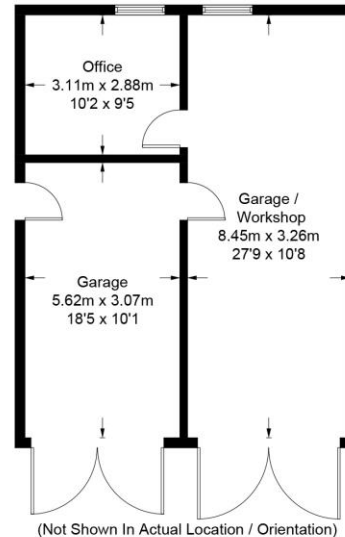
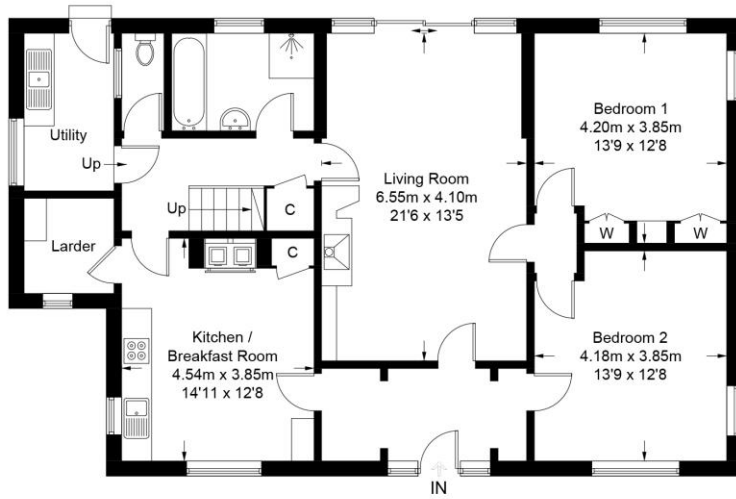


## FLOOR PLANS



- - - = Reduced headroom below 1.5m / 5'0

**First Floor**  
44.6 sq m / 480 sq ft



(Not Shown In Actual Location / Orientation)

**Ground Floor**  
114.1 sq m / 1228 sq ft

Approximate Gross Internal Area = 158.7 sq m / 1708 sq ft

Outbuilding = 54.9 sq m / 591 sq ft

Total = 213.6 sq m / 2299 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID972488)



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