



4 CHURCH LANE, NEWBOLD ON STOUR, WARWICKSHIRE

SECCOMBES

ESTATE AGENTS

**4 CHURCH LANE
NEWBOLD ON STOUR
STRATFORD UPON AVON
CV37 8TW**

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 SPACIOUS LIGHT AND AIRY DETACHED FOUR BEDROOM HOUSE WITH AN ATTRACTIVE ENCLOSED GARDEN WITH A DOUBLE GARAGE AND OFF-ROAD PARKING IN A QUIET LOCATION.

Entrance Hall, Living Room, Cloakroom, Dining Room, Kitchen, Back Hall, Utility Room, Four Bedrooms, Ensuite Shower Room, Family Bathroom. uPVC Double Glazing. Gas-Fired Heating, Integral Double Garage. Off Road Parking. Attractive Enclosed Garden.

Viewing through:

Seccombes Estate Agents, Shipston on Stour

T: 01608 663788 E: shipston@seccombesea.co.uk

www.seccombesestateagents.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. Mainline train services south to London from Moreton in Marsh and Banbury respectively and north to Birmingham from Warwick Parkway.

4 Church Lane is an attractive four-bedroom detached house situated in a quiet location, off the main road in Newbold on Stour.

The house is spacious, well proportioned, light and airy, benefitting from uPVC double glazing and gas-fired heating. The kitchen is well appointed and overlooks the attractive enclosed garden. In addition, there is an integral double garage with three off-road parking spaces in front. Outside there are gardens to the front with the attractive enclosed back garden offering privacy.

- **Entrance Hall** laminate wood effect flooring with **Cloakroom** off.



- **Living Room** with bay window to front, attractive feature fireplace incorporating electric fire, sliding patio doors to conservatory and garden.
- Archway to **Dining Room** with laminate wood effect flooring.
- **Kitchen** part-tiled with one and a half bowl stainless steel sink and drainer with dual mixer tap, fitted base units with surface over, built-in four-ring Miele gas hob with extractor hood over, built-in Belling electric double oven, fitted wall units, integral dishwasher, Door to back hall and integral double garage.
- **Utility** with single sink set into work surface with cupboards under, base and wall units and plumbing for a washing machine
- **Double Bedroom One** with ensuite shower room, double shower unit with sliding door, pedestal wash hand basin and w.c.
- **Family Bathroom** part tiled with panelled bath, pedestal wash hand basin, w.c. and **laundry cupboard**.
- **Double Bedroom Two** with built-in double wardrobe, single built-in cupboard and shelving.

- **Double Bedroom Three** with built-in double wardrobe, single built-in cupboard.
- **Bedroom Four/Office** with built-in double wardrobe.
- Situated to the side of the property is an integral **Double Garage** with electric remote controlled up and over door, and personnel door to back hall and garden.
- Outside the **Front Garden** is part-walled with flower bed and driveway for three cars.
- The **Back Garden** (about 57' long x 60' wide) is an attractive enclosed garden, principally lawned with flower borders and mature shrubs and trees. Immediately adjoined to the property is a patio.

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: 65 (D) Potential: 78 (C)

Directions

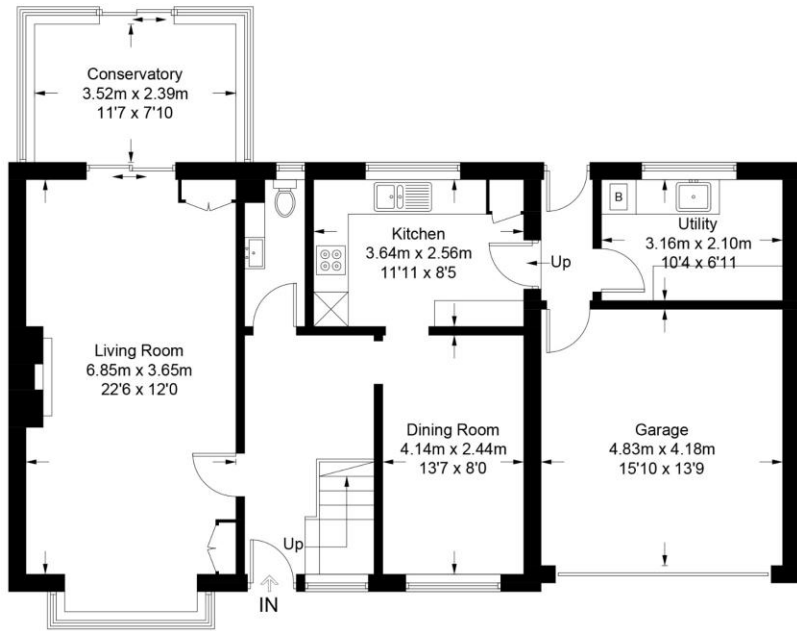
Postcode CV37 8TW

From Shipston on Stour take the A3400 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 third right hand turn into Church Lane, opposite the Church. 4 Church Lane is about 20 yards along on the left-hand side.

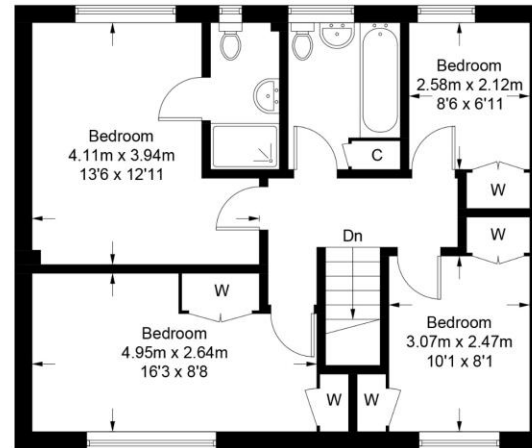
IMPORTANT NOTICE

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.

FLOOR PLANS



Ground Floor (Including Garage)
100.8 sq m / 1085 sq ft



First Floor
61.4 sq m / 661 sq ft

Approximate Gross Internal Area = 162.2 sq m / 1746 sq ft
(Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1115785)



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10 Market Place, Shipston on Stour,
Warwickshire CV36 4AG
shipston@seccombesea.co.uk

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