

Peter Clarke



3 The Burrows, Newbold on Stour, Stratford-upon-Avon, Warwickshire, CV37 8UP



- Five bedroom detached house
- Three bathrooms
- A generous landscaped garden with open views
- Popular village with amenities and primary school
- EV Charging point



Guide Price £850,000

A spacious and well appointed detached village house with a generous landscaped rear garden, detached double garage, driveway and much more. Arranged over three floors this property is versatile for any buyers needs. Main bedroom with en-suite, top floor with two vaulted double bedrooms plus a Jack and Jill shower room. Over the ground floor there are two reception rooms and a kitchen/dining room with archway to utility.

#### ACCOMMODATION

##### ENTRANCE HALL

with under stairs storage cupboard.

##### CLOAKROOM

with wash hand basin, wc, chrome heated towel rail.

##### SITTING ROOM

with window to front, bay window to side, sliding doors to patio, stone effect fireplace housing wood burning stove.

##### SNUG

with bay window to rear.

##### KITCHEN/DINING ROOM

with windows to front, double doors to garden. Range of matching wall and base units with work surface over incorporating one and a half bowl stainless steel sink with drainer and four ring gas hob with brushed metal extractor fan hood over, integrated double oven and dishwasher. Island unit with breakfast bar, counter top with low level cupboards and integrated freezer below. Opens to

##### UTILITY AREA

window and door to rear, base units with work top over incorporating stainless steel sink with one and a half bowl and drainer, broom cupboard and further double cupboard. Space for washing machine and double fridge.

##### FIRST FLOOR LANDING

##### MAIN BEDROOM

with window to rear, range of fitted wardrobes.

##### EN SUITE BATHROOM

with opaque window to front, bath, separate shower cubicle, twin wash hand basins with low level cupboards, wc, chrome ladder style heated towel rail.

##### BEDROOM

with window to rear, fitted double wardrobe.

##### BEDROOM

with window to front, fitted double wardrobe.

##### FAMILY BATHROOM

with opaque window to front, oval bath, separate shower cubicle, wash hand basin with cupboards, wc, wood effect flooring, chrome ladder style heated towel rail.

##### SECOND FLOOR LANDING

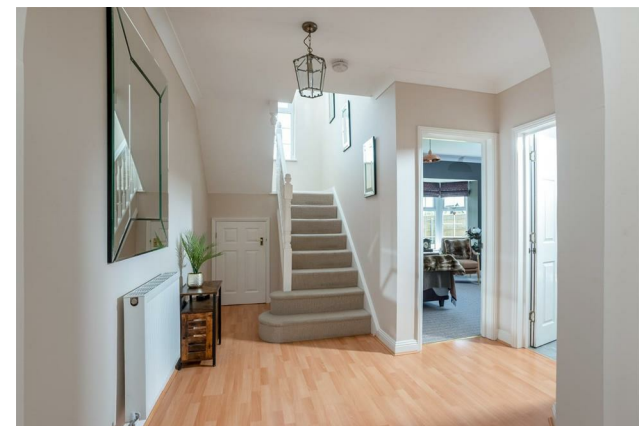
with airing cupboard housing pressurised water tank.

##### DOUBLE BEDROOM

currently used as a study, with dormer window to front and skylight to rear, three double power point sockets and TV point.

##### JACK AND JILL SHOWER ROOM

with opaque dormer window to front, shower cubicle, wc, wash hand basin, chrome heated towel rail.



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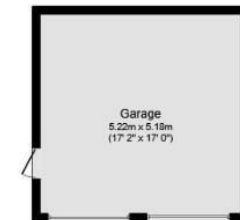
**Ground Floor**  
Floor area 75.1 sq.m. (808 sq.ft.)



**First Floor**  
Floor area 63.4 sq.m. (682 sq.ft.)



**Second Floor**  
Floor area 54.0 sq.m. (581 sq.ft.)



**Garage**  
Floor area 27.0 sq.m. (291 sq.ft.)

**Total floor area: 219.5 sq.m. (2,363 sq.ft.)**

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