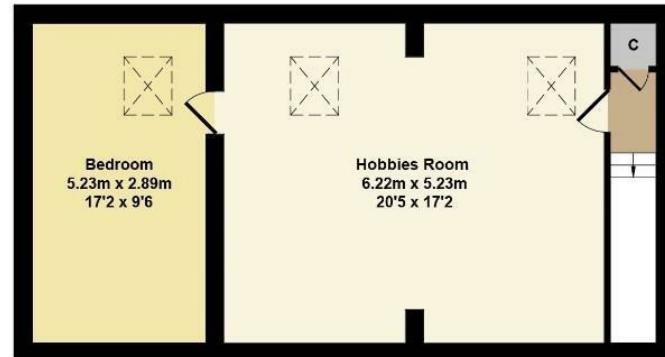
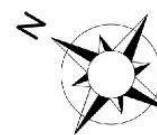




The Cottage, Church Lane, Newbold on Stour, Stratford-upon-Avon, CV37 8TW

Church Lane, Newbold on Stour, CV37 8TW  
 Total Approx. Floor Area 192.90 Sq.M. (2077 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



- Detached village house with countryside views and a roof terrace
- Main bedroom with dressing room and upgraded en suite
- Open plan kitchen/living/dining room with Aga oven
- Hardscaped garden with planted beds, mature shrubs and trees
- Gated stone chipping parking
- Fully fitted utility room
- Roof terrace.
- Extensive versatile second floor space
- Viewing highly recommended



Asking Price £575,000

Arranged over three floors is this very well presented, spacious detached house with far reaching countryside views situated on a no through road, in the popular village of Newbold on Stour. Further benefits include an open plan kitchen/living/dining room, fully fitted utility room, sitting room with wood burning stove, principal bedroom suite with dressing area and en suite shower room, and roof terrace. Outside there is a hardscaped garden and plenty of gated parking.

## ACCOMMODATION

A canopy porch way opens into the

### ENTRANCE HALL

with understairs storage cupboard with power, engineered wood flooring.

### CLOAKROOM

with wash hand basin, wc, chrome heated towel rail, engineered wood flooring.

### STUDY

with window to front, fitted desk and shelving, engineered wood flooring.

### KITCHEN/LIVING/DINING ROOM

with windows to front, side and rear and oak framed glass extension. Terracotta tiles throughout. Kitchen area with range of matching wall and base units with work top over and incorporating one and a half bowl sink and four ring induction hob with extractor fan hood over. Low level carousel cupboards, integrated oven and dishwasher, plus a gas fired double AGA oven.

### UTILITY ROOM

with window to rear, door to side, updated range of matching wall and base units with work top over

incorporating sink and drainer, boiler cupboard, space for washing machine, tumble dryer and American style fridge freezer.

### SITTING ROOM

with window to front and double doors to rear, fuel burning stove with tiled hearth and wooden mantle.

### FIRST FLOOR LANDING

with airing cupboard housing pressurised Megaflow water tank and slatted shelving, understairs storage space.

### PRINCIPAL BEDROOM

with window to rear, fitted unit comprising two wardrobes and dresser. Archway opens into

### DRESSING ROOM

with quadruple fitted wardrobe and double doors to roof terrace.

### ROOF TERRACE

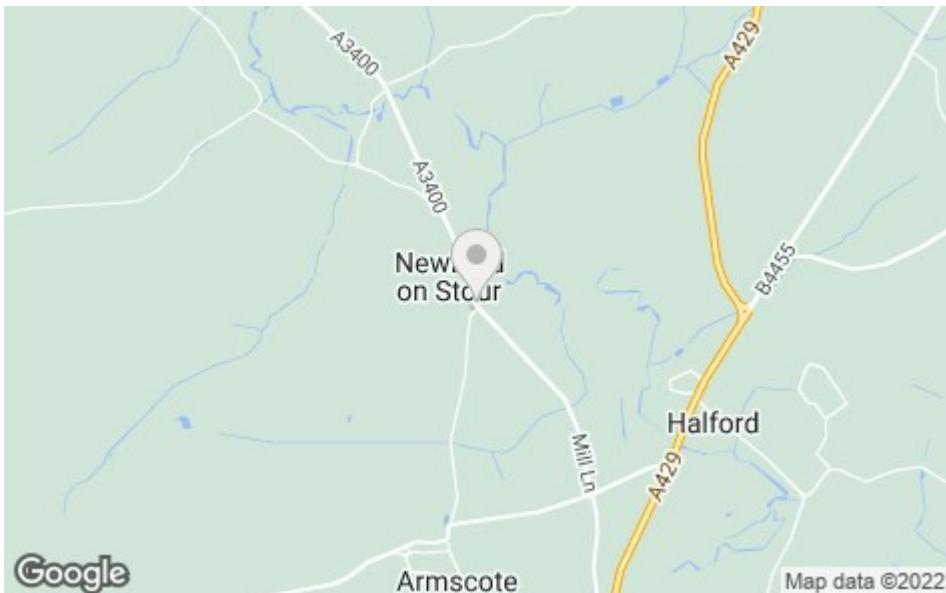
with wooden rail, paved flooring and views over countryside.

### EN SUITE

with window to front and underfloor heating, bath,







double width shower cubicle, fitted wash hand basin in vanity unit with fitted double height cupboards and further low level cupboards, wc, heated towel rail and tiled flooring.

### **BEDROOM**

with two windows to rear and range of fitted wardrobes.

### **BATHROOM**

with window to front, P shaped bath with Mira electric shower over, pedestal wash hand basin, wc, chrome heated towel rail, tiled walls and tiled floor.

### **SECOND FLOOR LOBBY LANDING**

with vaulted ceiling.

### **HOBBY ROOM**

with two velux windows to rear. Currently a hobby room but has potential for other uses such as home office, reading, cinema or music room, family annexe or additional sitting room. Door to

### **STORAGE ROOM**

with velux window to rear. Could be converted into additional double bedroom, subject to regulations.

### **OUTSIDE**

To the front is a gated five bar entrance which leads to stone chipping parking area for several vehicles, with a timber shed. Leads onto a hardscaped front garden with a mix of paving, planted beds, mature shrubs and trees. Pergola seating area, raised beds, two outside taps, double electric socket, gates to either side, both having a mix of paved and stone chipping pathways.

### **TO THE REAR**

stone chipping and paved pathways with a pergola seating area to one side.

### **GENERAL INFORMATION**

**TENURE:** The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by

your solicitor before exchange of contracts. Gas central heating.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band E.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** D. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.

**DISCLAIMER:** Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation or warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.



# Peter Clarke



Six multi-award winning offices  
serving South Warwickshire & North Cotswolds

53 Henley Street & 1 Meer Street, Stratford-upon-Avon, Warwickshire, CV37 6PT  
Tel: 01789 415444 | [stratford@peterclarke.co.uk](mailto:stratford@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)

