



**St. Davids Walk, Stratford-Upon-Avon, CV37 8UT**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

\*Cul-de-Sac Position\*

Located in the sought-after village of Newbold-on-Stour, this well-proportioned detached family home offers versatile living space and great potential.

Upon entering, you're welcomed by a bright breakfast kitchen, complemented by a separate utility room. The spacious lounge features dual-aspect windows and a charming feature fireplace, creating a warm and inviting atmosphere. A second reception room provides flexibility—ideal as a formal dining room, home office, or playroom. A convenient downstairs WC completes the ground floor.

Upstairs, the property boasts four generously sized bedrooms. The principal bedroom benefits from its own en-suite, while a separate family bathroom serves the remaining rooms.

Offered as a blank canvas, this home invites you to add your personal touch. With no onward chain, early viewing is highly recommended.



## Key Features

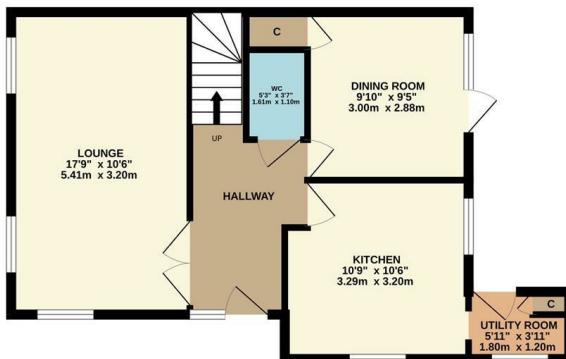
- Detached Family Home
- Popular Village Location
- Cul-de-Sac Position
- Four Bedrooms
- En-Suite To Bedroom 1
- Breakfast Kitchen With Separate Utility
- Dining Room
- Enclosed Rear Garden
- Driveway & Garage
- No Onward Chain



**£475,000**



GROUND FLOOR  
528 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR  
501 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 1028 sq.ft. (95.6 sq.m.) approx.  
This floor plan is not to scale and is for guidance purposes only  
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EPC Rating - C

Tenure - Freehold

Council Tax Band - E

Local Authority  
Stratford-Upon-Avon



We routinely refer clients to both our recommended legal firm and a panel of financial services providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee.

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