



VAUGHANREYNOLDS
ESTATE AGENTS

3 Bowling Green
Halford, Shipston-On-Stour, CV36 5BU



The Property

Located in the heart of Halford, a pretty village on the Warwickshire and Cotswolds borders, this newly constructed detached home forms part of a select development of just four similar properties designed and built by a reputable local developer, finished to an excellent standard throughout. The striking architecture provides a lasting impression, and the internal layout and finish should suit a wide variety of buyers needs. Being offered with no upward chain and a 10 year premium warranty, this turn key home is available for immediate occupation.

Being set back from the road in a prime corner position with generous parking and a landscaped foregarden, you are greeted by an inviting double height hall when you enter, boasting a feeling of space and volume, filled with natural light via the feature glazed atrium. Engineered wood flooring continues through to the reception spaces and under floor heating extends throughout the ground floor. The living room has bifold doors to side rear affording access and views of the extensive gardens, and there is a separate study to front. There is a modern fitted WC and cloaks and useful utility / laundry room. The heart of this home is the impressive family dining kitchen, a space suitable for both relaxed seating and dining. The kitchen itself is well equipped with a comprehensive range of storage, complimented by a bank of branded appliances and sleek quartz worksurfaces over. This sociable space is enhanced by a set of bifolding doors to rear, connecting the inside and outside in the summer months







To the first floor, a central landing provides access to five bedrooms and a stylish family bathroom, complete with bath and modern tiling. The main bedroom and guest bedrooms also enjoy equally well appointed en-suite shower rooms with modern tiling and a contemporary white suites.

Externally, the property sits well in its generous plot, boasting extensive rural southerly views over the adjoining countryside and beyond. Laid mainly to lawn with a number of mature interspersed trees throughout, generous patio space for alfresco dining and rear access to an attached double garage. In all, the plot extends to approximately 0.25 acres.

The Location

Halford is a delightful South Warwickshire village set in rolling countryside situated between Shipston-on-Stour and Stratford upon Avon.. Within the village there is a parish church, public house, play area and garage with shop. The local former market town of Shipston on Stour offers a range of shops and educational and recreational facilities. The area is served by a network of main roads which gives access to the larger towns of Stratford upon Avon, Cheltenham, Oxford, Banbury, Warwick and Leamington Spa. There are main line railway stations at Moreton-in-Marsh and Banbury with Intercity trains south to Oxford and London. There are golf courses at Stratford upon Avon, Brailes and Broadway - racing at Stratford upon Avon, Cheltenham and Warwick and theatres at Stratford upon Avon and Oxford.





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GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: Mains water, drainage, and electricity. Heating and hot water serviced via an air source heating pump.

Local Authority: Stratford, Council Tax Band New Build

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

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3 Bowling Green, Fosse Way, Halford Total Approx. Floor Area 228.90 Sq.M. (2464 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.



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