



VAUGHANREYNOLDS
ESTATE AGENTS

2 St Davids Terrace, Stratford Road
Newbold-On-Stour, CV37 8UJ



The Property

2 St David's Terrace in Newbold on Stour is a stylish modern townhouse, built in 2016 by a locally acclaimed developer as part of an attractive development of mixed housing. Set back from the road behind a neat paved frontage, the property is perfectly positioned to enjoy easy access to the village amenities while being well-connected to wider facilities in nearby Stratford upon Avon.

Arranged over three floors, the accommodation has been recently refurbished throughout with new floor coverings and lighting, creating a bright, welcoming feel from the moment you step inside. The reception hall leads to a convenient cloakroom/WC and through to the front-facing breakfast kitchen, which has been refitted with a bank of storage finished in timeless shaker-style cabinetry, complemented by contrasting work surfaces and space for appliances. To the rear, the sitting room provides a comfortable everyday living space, with French doors opening directly onto the west-facing garden.



The first floor offers two well-proportioned bedrooms, partially served by a recently refitted bathroom, with the main bedroom also enjoying the benefit of a newly installed en-suite shower room. On the top floor, a further generous double bedroom is enhanced by a striking vaulted ceiling and built-in wardrobe, offering an ideal guest suite or versatile home office.



Outside, the west-facing garden has been thoughtfully designed for low-maintenance living, paved throughout and perfectly placed to enjoy the afternoon and evening sun, with a gate leading to the rear car park where there are two allocated parking spaces. Offered with no upward chain, this beautifully presented home combines modern comfort with village convenience, making it ready to move into and enjoy immediately.

The Location

Newbold-on-Stour affords a pleasant, South Warwickshire country village with its own local amenities including a popular public house, shop, infant school and church, with junior and infant schools nearby in Alderminster or Tredington. There are good local shopping facilities available close by in Shipston-on-Stour, approximately 3½ miles to the south.

Stratford-upon-Avon is approximately 6 miles to the north with its first class amenities, together with the Royal Shakespeare Theatre, whilst Junction 15 of the M40 motorway is about 14 miles to the north, which gives speedy access to the National Exhibition Centre, Birmingham International Airport and Railway Station, and all the major commercial centres of the West Midlands.



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: All mains services are understood to be connected to the property including photovoltaic solar panels.

Local Authority: Stratford, Council Tax Band C

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10 Union Street, Stratford upon Avon CV37 6QT
T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk

