



**VAUGHANREYNOLDS**  
ESTATE AGENTS

Stores Cottage Stratford Road  
Newbold On Stour, Warwickshire, CV37 8TS



## The Property

Located in the heart of Newbold on Stour, a popular, active village located to the outskirts of Stratford upon Avon. This period property was the former village stores, but now provides a practical home, with deceptively spacious and well presented accommodation throughout, and occupies a generous plot with a large mature garden to rear. Viewing is strongly recommended to fully appreciate the standard and scale of accommodation on offer, which in brief comprises;

An inner lobby provides access to a useful utility / boot room and inner door to: A generous sitting room with two windows to front, wood flooring, exposed brickwork and feature fireplace with inset log burner. There is a separate reception room that provides a multitude of uses. Double opening glazed doors lead then through to an impressive open plan family dining kitchen. This space is filled with natural light through an expanse of glazing and Velux roof windows. There is ample space for both a relaxed seating area and dining area, and the kitchen is well equipped with a bank of storage, solid wood worksurfaces over and a range of integrated appliances. An inner lobby then links to a WC & cloaks.



To the first floor, a central landing provides access to three double bedrooms and large, family bathroom, complete with freestanding bath and separate shower. The main bedroom also enjoys an equally well appointed en-suite shower room.





Externally, there is a generous garden to rear, laid mainly to lawn with well stocked herbaceous borders and various planted shrubs, trees and plants throughout. An expanse of paving provides the perfect space to enjoy alfresco dining in the summer months and a perfectly positioned hot tub, affords space to relax and enjoy the leafy setting. Parking is provided on road.

### 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.





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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: All mains services are understood to be connected to the property.

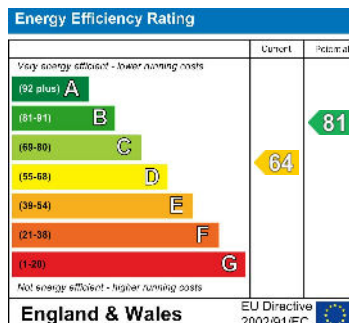
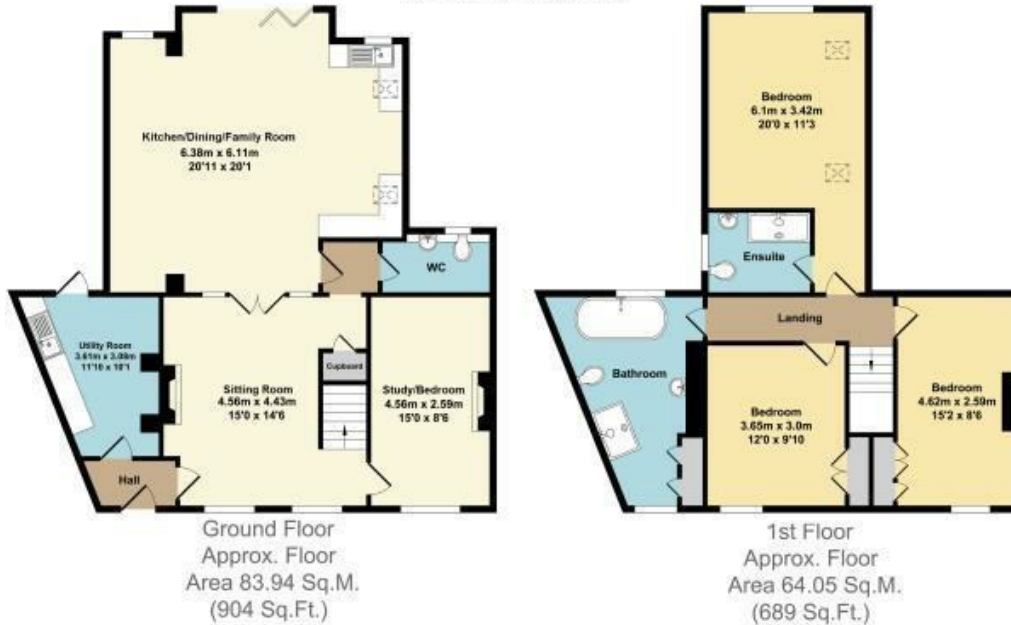
Local Authority: Stratford, Council Tax Band C

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### Stores Cottage Total Approx. Floor Area 147.99 Sq.M. (1593 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 appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



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ESTATE AGENTS

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