





Brand new five bedroom detached house is ready to move in, situated on an exclusive development of just five properties, finished to a very high level of specification located in a quiet leafy lane in the pleasant village of Newbold on Stour. Superb well-proportioned accommodation with a useful guest suite above the garage. Excellent drive way, and gardens with countryside views

LOCATION

Newbold-on-Stour is a pleasant, South Warwickshire country village with its own local amenities including a shop, post office, nursery and infant school, public house, a church, and a public bridleway for country walking. There is a junior school nearby in 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 a wide selection of pubs, restaurants and independent shops 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.

Oldacre Gardens is an exclusive development of just five luxury detached properties situated off the quiet no-through Mill Lane on the edge of Newbold on Stour. Combining traditional features with contemporary construction methods and the properties, built by C.E. Gilbert & Son, are finished to a high level of specification. Plot 2 is constructed with a mellow, hand-made brick under a natural slate roof with a mixture of traditional timber casement windows and stone mullion windows. Zoned under floor heating throughout the property and solid oak veneer internal doors with travertine tiled and carpeted flooring. The property also benefits from PV electric solar panels and is wired for high speed fibre optic broadband.

On the ground floor the solid oak front door leads through to the entrance hall with stone flooring which includes a downstairs cloakroom with staircase leading to the first floor. Bespoke kitchen/dining room and family room. Bosch Series 8 appliances, American style fridge freezer, central island, boiling tap and Franke sink, there is also a utility room with door leading through to the double garage with electric car charging point. Dining room with bifold doors to the rear garden and an pleasant





- * Exclusive development of just 5 individually designed homes
- * Brand new detached family home
- * Bespoke kitchen dining room family room with Bosch Series 8 cooking appliances
- * Sitting room with views to front and side
- * Separate dining room with bifold doors to garden
- * Five bedroom and three ensembles
- * Double garage and large driveway
- * Zoned underfloor heating to both floors
- * 10 Year ABC+ Warranty

Sitting room to the front.

On the first floor you will find five spacious bedrooms with the principle bedroom having an ensuite shower room and dressing room, three further bedrooms, and then a useful fifth bedroom suite or guest accommodation with a separate entrance and staircase off the garage. All bathrooms and ensembles with Villeroy & Boch sanitary ware and Grohe showers.





ADDITIONAL INFORMATION

TENURE: Freehold Purchasers should check this before proceeding. Service charges apply TBC

SERVICES: We have been advised by the vendor there is mains GAS, WATER, ELECTRICITY, AND MAINS DRAINAGE connected to the property. However, this must be checked by your solicitor before the exchange of contracts.

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: This is yet to be assessed.

ENERGY PERFORMANCE CERTIFICATE RATING: TBC

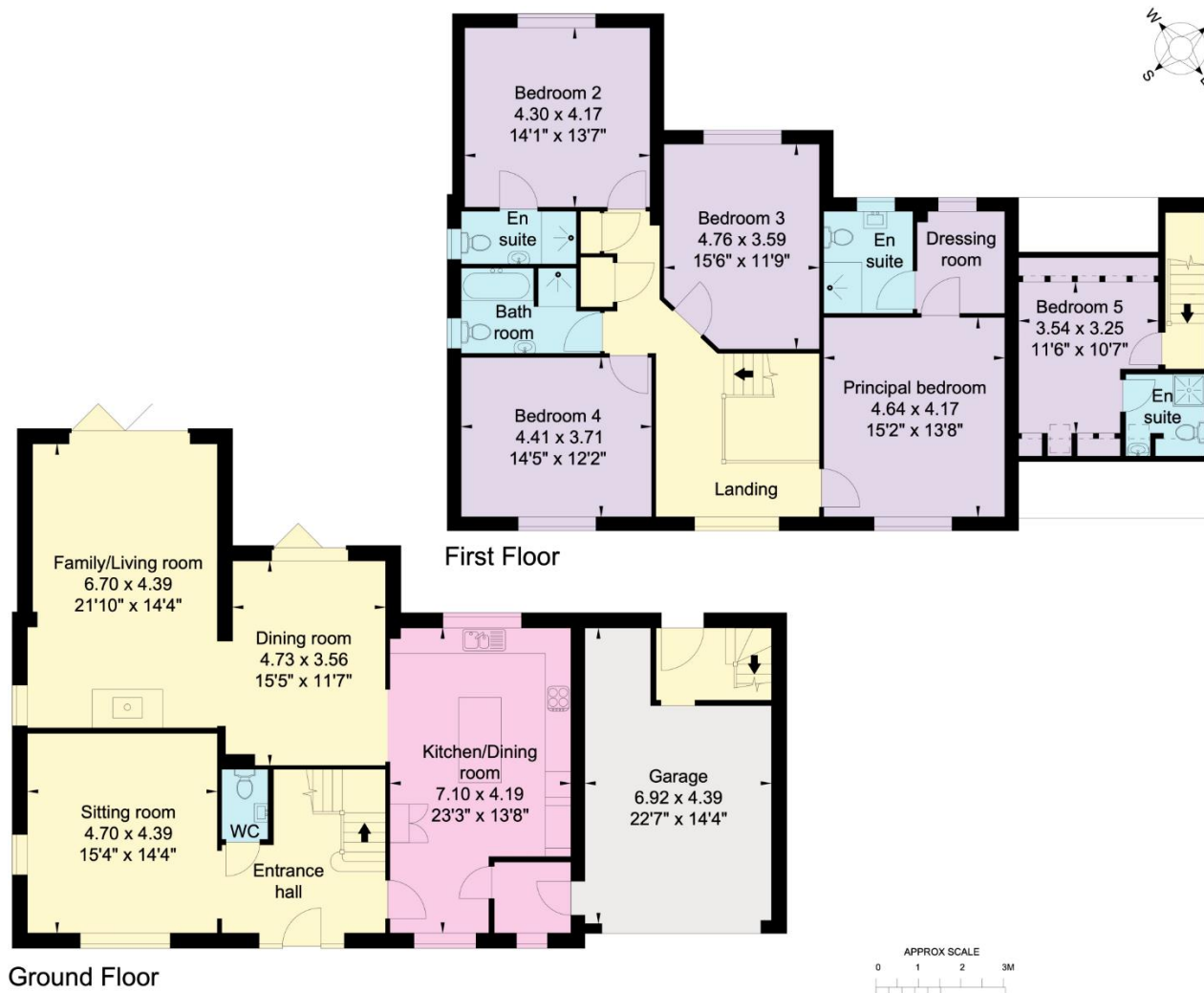
VIEWING: By appointment only

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. We have a Company complaints procedure in place, please ask for more details.

MONEY LAUNDERING REGULATIONS Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.







Ground Floor

**Plot 2
Mill Lane
Newbold on Stour**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.

APPROXIMATE GROSS INTERNAL FLOOR AREA:
 House: 262 sq m (2,822 sq ft) inc. restricted head height
 Garage: 31 sq m (334 sq ft)
 Total: 293 sq m (3,156 sq ft)
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