



THE CROFT, CHURCH LANE, NEWBOLD ON STOUR

SECCOMBES

CHARTERED SURVEYORS

**THE CROFT
CHURCH LANE
NEWBOLD ON STOUR
STRATFORD UPON AVON
WARWICKSHIRE
CV37 8TW**

Situated approximately 5½ miles from Shipston on Stour, 6 miles from Stratford upon Avon, 10 miles from Moreton in Marsh and 14 miles from Warwick (M40 junction 15).

A CHARMING STONE PERIOD VILLAGE COTTAGE WITH TWO RECEPTION ROOMS, TWO DOUBLE BEDROOMS & SEPARATE OFFICE SET IN AN ATTRACTIVE SOUTH-FACING LANDSCAPED WALLED GARDEN.

Conservatory, Sitting Room, Dining Room, Kitchen/Breakfast Room, Two Double Bedrooms, Bathroom. Gas-Fired Heating. Separate Office. Attractive Walled Landscaped Garden. Spinney.

**Viewing through Shipston on Stour office
Tel: 01608-663788 email: shipston@seccombes.co.uk**



Newbold on Stour is a sought-after village set in the attractive South Warwickshire countryside almost mid-way between the former market town of Shipston on Stour and the Shakespearean town of Stratford upon Avon. Within the village there is a shop/post office, a well-known Inn and a Church. Shipston on Stour offers daily shopping, recreational and schooling facilities, with a more comprehensive range being available in Stratford upon Avon.

The Croft is a charming two-bedroom attached village cottage, offering well-presented, spacious, light and well-proportioned accommodation.

Features within the property include a fine inglenook fireplace, flagstone floors and window seats, together with many exposed beams and timbers. The conservatory overlooks the garden and the first floor the landing offers a study area.

The garden, which is walled and south-facing, is an important part of the property, which has been attractively landscaped with a spinney area beyond. Close by the property is a separate stone office.

There is lapsed planning permission for a ground floor extension to provide a third bedroom with en-suite shower room.

The accommodation briefly comprises:

From Church Lane side walkway round to

Conservatory with low stone walls, uPVC double glazing, French limestone tiled floor, double French doors to garden. Doorway and step down into



Sitting Room with fine inglenook fireplace incorporating multi-fuel stove with raised stone hearth, display niches and shepherd's seat, flagstone floor, window seat, exposed beams and timbers, two wall light points. Open through to

Dining Room with exposed timbers, two wall light points, flagstone floor, store cupboard.

Kitchen/Breakfast Room with high quality Magnet kitchen fitted in 2020 comprising one-and-a-half bowl and single drainer stainless steel sink with fitted cupboard and dishwasher under, fitted base units with work surface over, fitted fridge, fitted wine cooler, fitted Zanussi electric oven with four-ring electric Zanussi induction hob over and extractor hood above, built-in larder unit, exposed beams and timbers, window seat, French limestone tiled floor.

From the sitting room stairs rise to the first floor **Landing** with **study area**, access to roof space, airing cupboard.

Bedroom One with leaded light window, wall light point.

Bedroom Two incorporating fine painted chimney breast.

Bathroom re-fitted in 2021 with Fired Earth tiles, large walk-in shower with Roper Rhodes shower unit, w.c., wash hand basin with fitted cupboards under, marble tiled floor.



OUTSIDE

The garden is walled and about 75'0" (22.86m) max. deep x 40'0" (12.19m) wide. Immediately surrounding the conservatory is a paved area leading to the **Office** with power and light connected, tiled floor. In addition the former privy has been converted into a **utility room** with plumbing for washing machine.

The **Garden**, which is an important feature, is south-facing, walled and has been attractively landscaped to incorporate a lawned area with fine apple tree, well-stocked flower and shrub borders, ornamental pond and rockery garden, beyond which is a paved patio area with timber **garden shed** beside.

SPINNEY

From the garden a pedestrian gateway leads through to the spinney/orchard which incorporates a number of mature trees. There is a footpath along the western boundary.

GENERAL INFORMATION

Services Mains water, electricity, drainage and gas are connected to the property. Gas-fired boiler for central heating and hot water.

Planning Permission Planning permission ref 13/02088/FUL dated 20/08/2013 (now lapsed) was granted for a single-



storey extension to provide a ground floor bedroom with en-suite shower room.

Energy Performance Certificate

Current: D (57) Potential: B (90)

Council Tax This is payable to Stratford on Avon District Council. The property is listed in Band D.

Fixtures and Fittings All items mentioned in these particulars are included in the sale. All other items are expressly excluded.

Directions

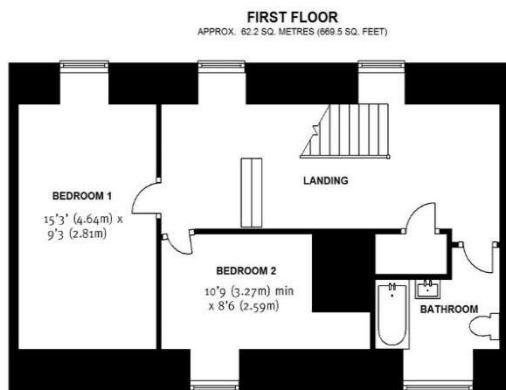
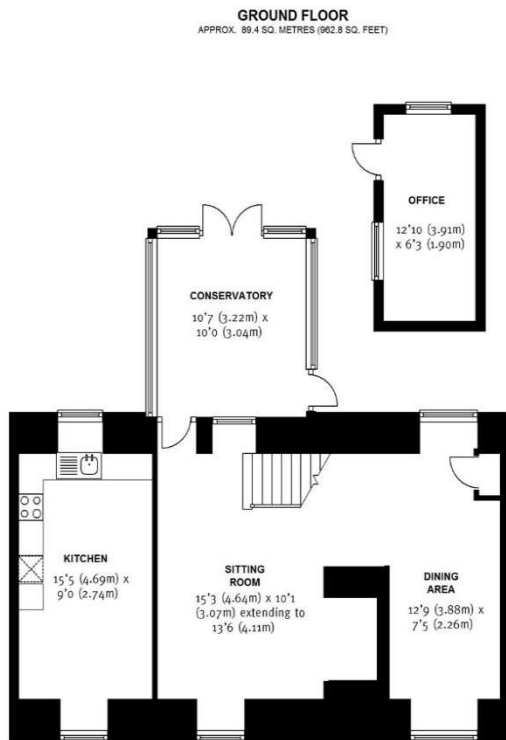
Postcode CV37 8TW

From Shipston on Stour take the A3400 north for Stratford upon Avon. Proceed through the village of Tredington and continue straight over the roundabout with the A429 (Fosse Way) into the village of Newbold on Stour. On entering the village take the second turning right into Church Lane, opposite the Church. The Croft is situated on the right after about 100 yards.

IMPORTANT NOTICE

The attached particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.

MFF/S1569/24.06.2022



TOTAL AREA: APPROX. 151.6 SQ. METRES (1632.3 SQ. FEET)

Not to scale, for identification purposes only. Measurements are intended as a guideline and should not be relied upon. Prospective purchasers should commission their own inspections or obtain verification from their solicitor or surveyor prior to exchange of contracts. Plan produced using The Mobile Agent.



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