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BROOK COTTAGE, NEWBOLD ON STOUR

**BROOK COTTAGE
NEWBOLD ON STOUR
NR STRATFORD UPON AVON
CV37 8UA**

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 WELL PRESENTED AND SPACIOUS THREE BEDROOM CHARACTER COTTAGE WITH ENCLOSED COTTAGE GARDEN IN NEED OF SOME UPDATING.

Sitting Room, Dining Room, Kitchen, Cellar, Utility Room, Three Bedrooms, Family Bathroom, Enclosed Garden.

Viewing through Secombes Estate Agents, Shipston on Stour
T: 01608 663788 E: shipston@seccombesea.co.uk

Newbold on Stour is a village set in the South Warwickshire countryside almost midway 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, two public houses and a Church. Shipston on Stour offers daily shopping, recreational and schooling facilities, with a more comprehensive range being available in Stratford upon Avon.

Brook Cottage is a spacious semi-detached three-bedroom character cottage of cob construction situated in the popular village of Newbold on Stour. The cottage offers well-proportioned spacious accommodation, which is considered could benefit from some updates, with features including an inglenook fireplace, flagstone flooring and exposed beams. To the back is an enclosed landscaped garden. The accommodation briefly comprises:

Living Room double aspect with exposed beams and timbers, open fireplace with brick and timber surround and stone hearth with shelves either side and flagstone flooring.



Dining Room with exposed beams and flagstone flooring with window to front and step up into



Kitchen with exposed beams and wooden flooring, part-tiled with double sink unit, fitted base units, Rayburn Royal Range cooker and wall shelving, space for fridge freezer and dishwasher, hatch to cellar, part glazed door leading to

Utility Room with place for washing machine, and space for dryer and Door to garden.

From Kitchen stairs lead up to landing with exposed timbers.

Bedroom 2 with exposed wide wooden floorboards and built-in cupboard housing the hot water cylinder and gas-fired Potterton boiler for central heating.



Bedroom 1 double aspect.

Bedroom 3 with exposed timbers, window to front garden.

Bathroom with bath, w.c. wash hand basin and window to back garden, vaulted ceiling and exposed timbers.



GENERAL INFORMATION

Tenure

The property is offered freehold with vacant possession.

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 sale particulars are included in the sale. All other items are expressly excluded.

Services

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

Energy Performance Certificate

Current: 45 (E) Potential: 81 (B)

Directions

CV37 8UA

From Shipston on Stour take the A340 north for Stratford upon Avon. Proceed through the village of Tredington and continue straight over the roundabout with the A429 (Fosse Way) and continue straight on to the village of Newbold on Stour. On entering the village Brook Cottage beyond the first right hand turns signed to Armscote and Ilmington and just before the village green, turn right into Brook Lane and the property is the first one on the right.

IMPORTANT NOTICE

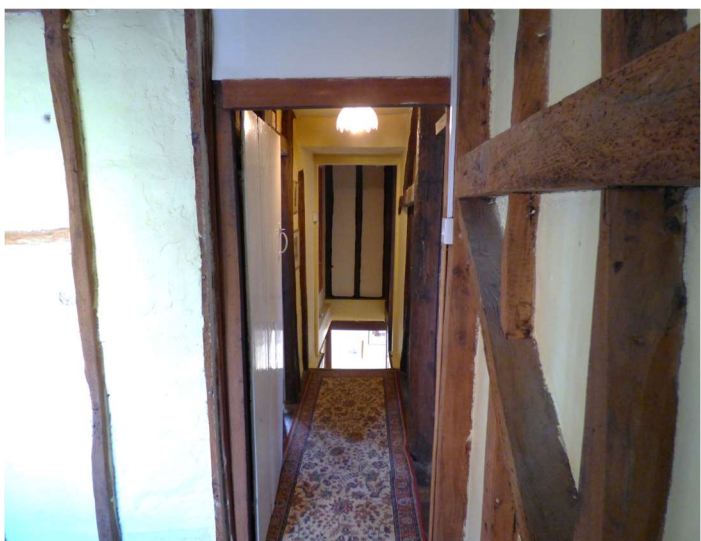
These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have 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.

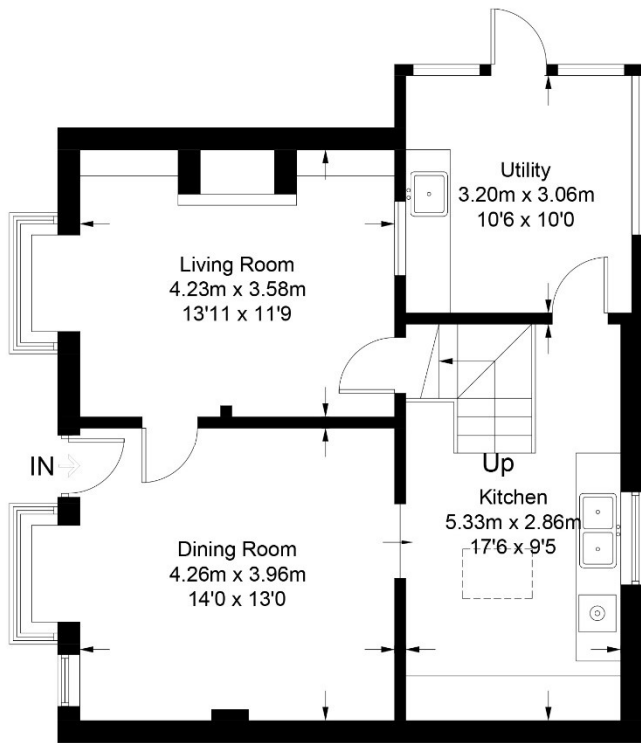
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THE GARDEN

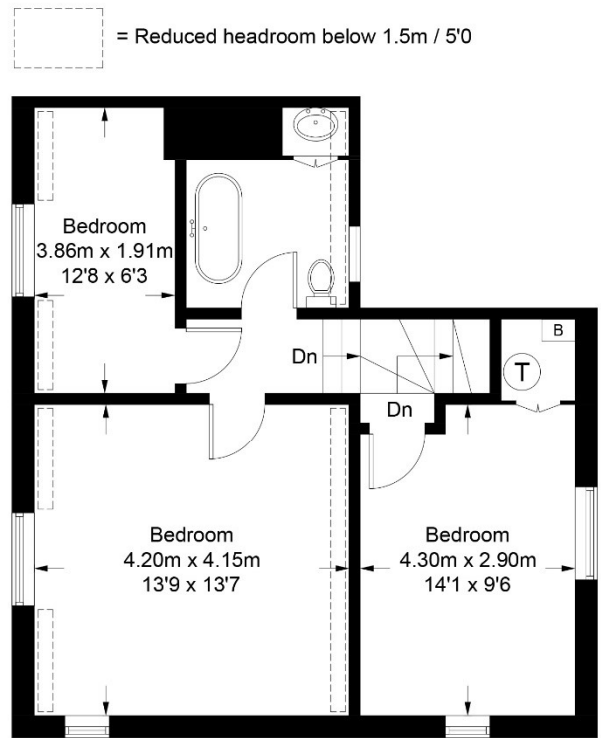
Attractive enclosed gardens with patio area and path leading to larger garden with lawn incorporating mature shrubs and trees and garden shed.

Outside to the front of the cottage the garden is enclosed by a low wall with mature shrubs.





Ground Floor
61.4 sq m / 661 sq ft



First Floor
51.2 sq m / 551 sq ft

Approximate Gross Internal Area = 112.6 sq m / 1212 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID939512)



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