



THE HOLLIES, NEWBOLD ON STOUR, WARWICKSHIRE

SECCOMBES

ESTATE AGENTS

**THE HOLLIES
STRATFORD ROAD
NEWBOLD ON STOUR
NR STRATFORD UPON AVON
CV37 8TR**

Situated approximately 1½ miles from Shipston on Stour, 10 miles from Stratford upon Avon, 13 miles from Warwick (M40 Junction 15), 17 miles from Banbury (M40 Junction 11) and 32 miles from Oxford

A WELL-PRESENTED SEMI-DETACHED FAMILY VILLAGE HOUSE OFFERING SPACIOUS AND FLEXIBLE ACCOMMODATION WITH ENCLOSED SOUTH FACING GARDEN, USEFUL OUTBUILDINGS, SINGLE GARAGE AND GOOD OFF-ROAD PARKING

Entrance Hall, Living Room, Dining Room, Dining/Kitchen, Ground Floor Bedroom with Ensuite Shower, Conservatory, Three First Floor Bedrooms and a Family Bathroom. uPVC Double Glazing. Gas Fired Heating. Paved and Walled South Facing Garden. Useful Outbuilding (with potential to convert into an annexe, subject to planning consents) incorporating a Utility Room and Single Garage. Good Off-Road Parking.

**Viewing through:
Seccombes Estate Agents, Shipston on Stour
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Newbold on Stour is a popular 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, primary school, White Hart 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.

Junctions 11 and 15 of the M40 motorway are at Banbury and Warwick respectively. Main line train services south to London from Moreton in Marsh and Banbury respectively and north to Birmingham from Warwick Parkway.

The Hollies is a well-presented semi-detached stone family house offering spacious and flexible accommodation having two principal reception rooms, together with a dining kitchen, double bedroom with ensuite shower room and conservatory off on the ground floor.

On the first floor are three bedrooms (two double and a single) and the family bathroom. The kitchens and bathrooms are well-appointed.

Outside the front is an attractive paved and walled landscaped garden, beyond which is a useful range of outbuildings incorporating a utility room and two garden stores.





Adjoining the outbuilding is a single garage with off road parking in front. In addition, there is further off-road parking to the front of the house beside the garden.

The property also offers the potential of converting outbuilding and garage into additional accommodation, such as an annexe (subject to obtaining the necessary consents). The vendor has had plans prepared with regard to this but has not submitted a planning application. The accommodation briefly comprises:

Entrance Hall with stairs to first floor

Living Room double aspect with fireplace incorporating wood burning stove, mantel beam and stone hearth.

Dining Room with fireplace incorporating living flame gas-fired wood burning stove, flagstone floor, store cupboard. Door and steps down to **Cellar**. Stable door to

Dining/Kitchen well-appointed with one and a half bowl stainless steel sink unit with built-in cupboards under, fitted base units with work surfaces over, fitted wall units with lighting under, built-in fridge/freezer, built in dishwasher, five ring Zanussi gas hob, built-in Zanussi electric double oven, stable door to garden.

Bedroom One with built-in double wardrobes, archway to walk in dressing area, **Ensuite Shower Room**, shower cubicle with Triton electric power shower, w.c., wash hand basin with mirrored bathroom cupboards over. Double doors to **Conservatory** overlooking the garden with ceramic tiled floor, sliding patio door

From the entrance hall the stairs rise to the first **Landing/Bedroom 2** with built-in double wardrobe and built in single wardrobe

Bedroom Three with built-in single wardrobe

Bedroom Four with boiler cupboard with gas-fired heating for central heating and hot water

Family Bathroom tiled with bath with shower attachment and screen over, w.c., wash hand basin with mirrored bathroom cabinet over.

Outside from Stratford Road driveway leads to a brick pavier car parking area with gate leading through to the paved and principally walled south facing **Garden** about 43'0"/13.11m wide x 41'0"/12.50m deep max. The garden includes a raised fishpond, apple tree and fine holly tree.

Situated along the western side of the garden is a useful **Outbuilding** incorporating single stainless steel sink unit and drainer with built-in cupboard under, plumbing for washing machine, built-in wall unit and store cupboard, ample space for fridges.

Garden Store, separate **Workshop** leading into a single **Garage** with off road parking in front (accessing onto Middlefield Lane).

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 C.

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: 64(D) Potential: 84 B)

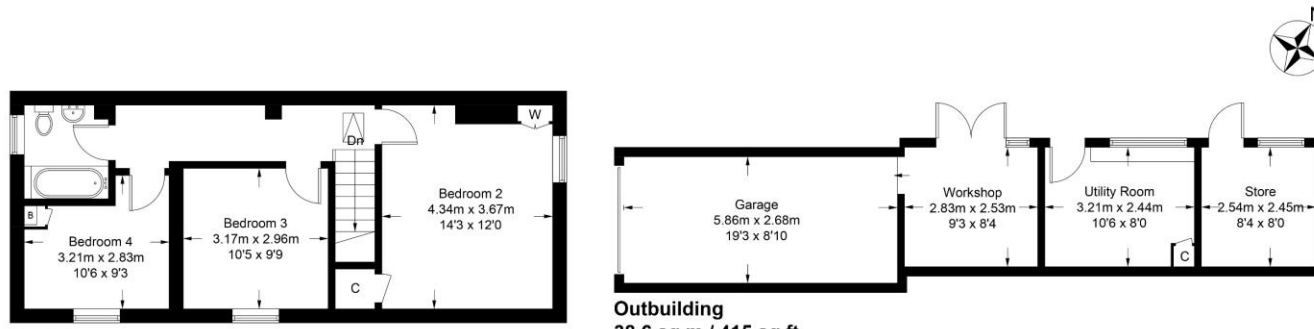
Directions **Postcode CV37 8TR**
From Shipston on Stour take the A3400 north for Stratford upon Avon. Proceed through the village of Tredington crossing straight over the roundabout with the A419 (Fosseway) and continue into Newbold on Stour. Proceed through the village and The Hollies is situated opposite and just after The White Hart Inn and just before the left-hand turn into Middlefield Close.

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.

MFF/S33191/F010/22.07.2024

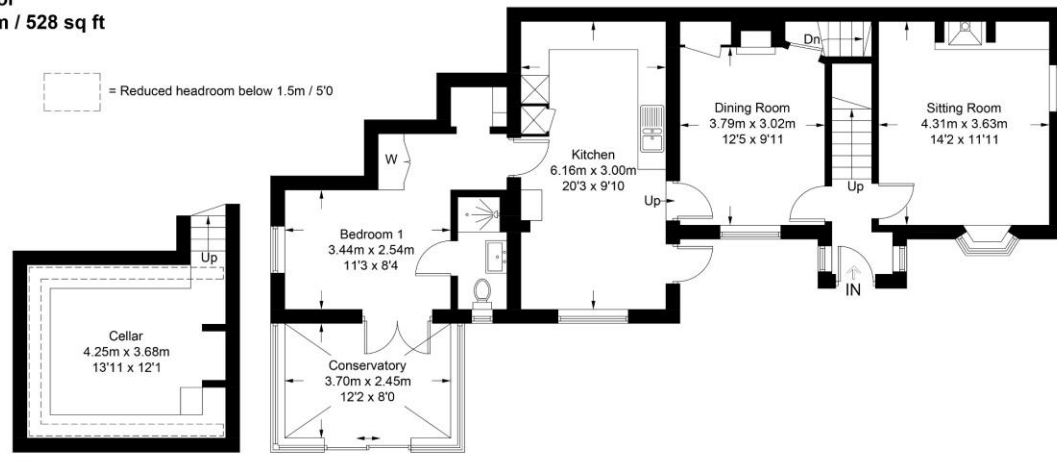
FLOOR PLANS



First Floor
49.1 sq m / 528 sq ft

Outbuilding
38.6 sq m / 415 sq ft

= Reduced headroom below 1.5m / 5'0"



Cellar
16.6 sq m / 179 sq ft

Ground Floor
84.4 sq m / 908 sq ft

Approximate Gross Internal Area = 133.5 sq m / 1436 sq ft
 Cellar = 16.6 sq m / 179 sq ft
 Outbuilding = 38.6 sq m / 415 sq ft
 Total = 188.7 sq m / 2030 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1106140)



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