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SHARED OWNERSHIP PROPERTY



6 MILES MEADOW, NEWBOLD ON STOUR, WARWICKSHIRE

**6 MILES MEADOW
NEWBOLD ON STOUR
STRATFORD UPON AVON
CV37 8UW**

Situated approximately 3 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 LOCATED SPACIOUS TWO/THREE BEDROOM SEMI- DETACHED HOUSE WITH ATTRACTIVE ENCLOSED GARDEN AND OFF-ROAD PARKING IN A POPULAR VILLAGE

Entrance Porch, Entrance Hall, Open Plan Kitchen/Living Room, Two Double Bedrooms, Second Reception Room/Bedroom, Family Bathroom. Enclosed Garden. Off Road Parking. Double Glazing. Gas-Fired Heating.

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 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. Mainline train services south to London from Moreton in Marsh and Banbury respectively and north to Birmingham from Warwick Parkway.



6 Miles Meadow is a spacious three-bedroom shared-ownership semi-detached house situated off the main road in Newbold on Stour.

The house is spacious and well proportioned, benefitting from part timber, part uPVC double glazing and gas-fired heating. The open plan kitchen/dining/living room has double French doors to outside seating area and back garden. The family bathroom has recently been refurbished to a high standard. Outside there are two off-road parking spaces to the front and a paved path with lavender borders leading to the front porch. To the back the attractive enclosed garden is part lawned with a patio area adjoining the house and outdoor covered decking area.

Entrance Porch with half glazed door.

Entrance Hall stairs leading to first floor, understairs cupboard, door to kitchen and living room off.

Kitchen/Dining/Living Room part tiled, open plan with Range gas fired five-ring hob with extractor hood over and electric oven, one and a half composite sink unit and drainer with dual tap, fitted base units under, with wooden work surfaces over, plumbing for washing machine, built in shelved larder cupboards with space for fridge/freezer, breakfast bar. uPVC Double glazed French doors to outside covered decking area and patio.



Door to second **Reception Room/Bedroom Three** with fitted wardrobes and uPVC double glazed window to garden.

On the first floor galleried **Landing** with **shelved linen cupboard** and **loft access**, laminate flooring throughout.

Bedroom Two with open wardrobe, uPVC double glazed window to garden.

Bedroom One with uPVC double glazed window to garden.

Family Bathroom fully tiled, contemporary freestanding bath with dual tap, countertop wash hand basin and w.c .electric towel radiator.



GENERAL INFORMATION

Shared Ownership and Tenure

It is understood the property is a shared-equity property on a 80/20 basis with Orbit Group Ltd. The prospective purchaser(s) should ideally have some connection with the locality and before an offer can formally be accepted, the prospective purchaser(s) will be required to complete an application form for approval by Orbit Group Ltd. The 80% share is offered for sale leasehold with vacant possession on a 99-year Shared Owner Lease. It is understood there is a current combined rent and service charge of £127.85 per calendar month which includes rent for the equity share of the property to Orbit Group Ltd and building insurance service charge to cover maintenance of common parts of the development.

During their tenure the current owners have overseen a comprehensive program of improvements including the addition of a third ground floor bedroom, new kitchen and bathroom.

Council Tax

This is payable to Stratford on Avon District Council. The property is listed in band B.

Fixtures and Fittings

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

The Log Cabin is not included in the sale but can be negotiated separately (guide price £8,000).

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: 73(C) Potential: 86(B)

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) and continue straight on to the village of Newbold on Stour. On entering the village take the second right-hand turn into Sandfield Lane, take the first right into Miles Meadow and 6 Miles Meadow is on the right hand side.

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/S3207/F003/25.10.2024

OUTSIDE

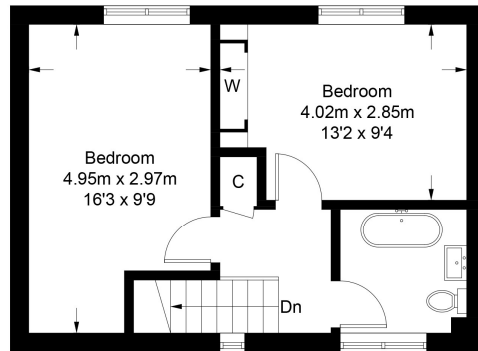
To the front there are two off road parking spaces and paved path with lavender borders leading to the front door. To the left is an enclosed storage area and side entrance gate leads through to the **Back Garden** which is part fenced and part walled.

The **Log Cabin** is not included in the sale but can be negotiated separately (guide price £8,000).

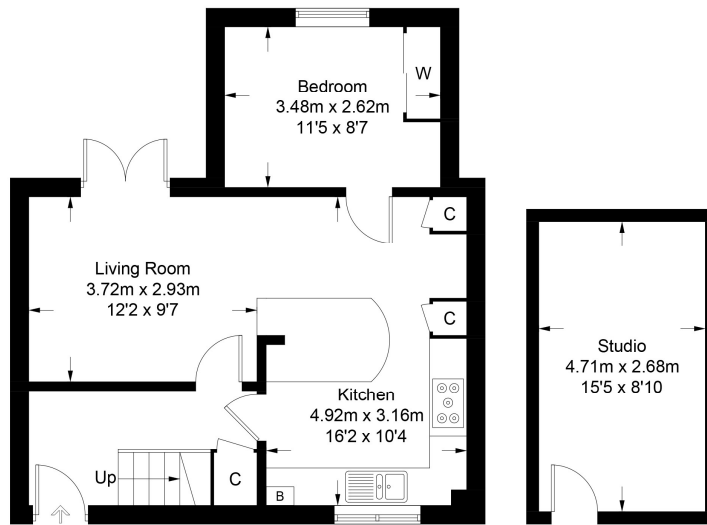


The attractive enclosed garden is part lawned. Immediately adjoining the property is a large patio and outdoor covered decking area.

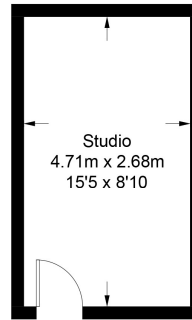
FLOOR PLANS



First Floor = 35.5 sq m / 382 sq ft



Ground Floor = 45.5 sq m / 490 sq ft



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 81.0 sq m / 872 sq ft
 Studio = 12.7 sq m / 137 sq ft
 Total = 93.7 sq m / 1009 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1135480)



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