



6 Park View Lane, Newbold On Stour



Arranged over two floors is this very well presented, spacious detached house situated at the end of a cul-de-sac in the popular village of Newbold on Stour, which offers a shop with Post Office, a public house and the village church.

Approaching the house is a lovely frontage with steps leading to the front door. Inside is a central entrance hall with WC and understairs storage. The sitting room has double aspect views and French doors leading to the garden (the gas fire in the sitting room is disconnected currently), a separate dining room also has access to the garden. The kitchen-breakfast room is fitted with Canadian maple cupboards, a free standing oven and hob, an under-counter fridge and a slimline dishwasher. The utility room, which is in the process of having new units and surfaces fitted, also houses the boiler which was installed in September 2023, and also has access to the garden.



On the first floor you will find four double bedrooms and the main bathroom with airing cupboard. The principal bedroom has an en-suite shower room, and some of the other bedrooms benefit from a view over the Stour Valley. One bedroom is accessed via another, but a stud wall could be erected easily to create separate access.





Externally, there is a private rear walled garden that is accessed from the sitting room, the dining room and the utility room. There is a wrap around path and the garden is lined with wonderful plants and flowers, plus there is a generous patio area with a raised lawn, and also a shed.

To the side of the house is a double garage with electric doors. The garage loft has been boarded to allow for further storage space. Internal viewing is highly recommended.

Features: double glazing, central heating and fibre broadband.

Tennure: We believe the property to be **Freehold**. Potential purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.

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

6 Park View Lane, Newbold On Stour, CV37 8TQ
Main House Approx. Gross Internal Area:- 139.65 sq.m. 1503 sq.ft.
Garage Approx. Gross Area:- 26.56 sq.m. 286 sq.ft.
Total Approx. Gross Area:- 166.21 sq.m. 1789 sq.ft.



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
☒ Denotes restricted head height
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