

Peter Clarke



Oak View House, Rookery Lane, Newbold On Stour, CV37 8TZ

£525,000

An immaculately presented four bedroom detached stone house located in the heart of the village, and is very well appointed, having a replacement kitchen, bathroom and cloakroom. With the benefit of three reception room and a detached double garage, the property stands in pretty walled gardens and viewing is highly recommended.



**NEWBOLD ON STOUR** is a popular village situated astride the A3400 Stratford upon Avon to Oxford Road, approximately 7 miles south of Stratford upon Avon and 4 miles north of Shipston on Stour. Other accessible centres include Warwick/Leamington Spa (approximately 12 miles), Birmingham (32 miles) and Oxford (33 miles). The village has an Inn, Church, Post Office, General Store, Primary School etc., whilst a more comprehensive range of facilities are available in the aforementioned larger centres.

## ACCOMMODATION

**PORCH** front door opening to

**ENTRANCE HALL** with stairs to first floor, stone tiled floor. Useful under stairs area for computer/study.

**CLOAKROOM** nicely fitted with replacement suite of wc and wash hand basin, attractive tiling to floor and walls. Mirror, light, extractor.

**DINING ROOM** presently used as a music room, with oak finish floor, wall light points.

**SITTING ROOM** with floor matching dining room, ornamental fireplace with stone hearth and inset with gas fired french style stove in red.

**STUDY** with built in oak shelving and storage.

**KITCHEN** with a recently refitted range of base and wall cupboard and drawer units with sleek working surfaces over and matching upstands. Twin sinks with hot and cold mixer taps, integrated Neff dishwasher, integrated fridge freezer and double stainless steel Electrolux oven, four ring stainless steel gas hob and stainless steel and glass extractor, toughened glass splashback, continued stone tiled flooring from the hallway, ample space for table and chairs, spotlights and view over the garden.

**UTILITY** with matching base and wall cupboard and drawer units, a new A-rated Vaillant central heating boiler, Bosch washing machine, single stainless steel sink, hot and cold mixer tap, stable door to rear, electronic heating programmer, burglar alarm system panel and continued flooring from kitchen.

**FIRST FLOOR LANDING** with linen cupboard off.

**BEDROOM ONE** double aspect, and with

**EN SUITE SHOWER ROOM** with white suite of wc, wash hand basin and quadrant cubicle with Mira shower fitted. Tiled floor, part tiled walls, hatch to roof space, fitted mirror, fitted light, extractor.

**BEDROOM TWO**

**BEDROOM THREE**

**BEDROOM FOUR**

**BATHROOM** recently replaced white suite of contemporary roll top bath, wc and pedestal wash hand basin, shower attachment, tiled floor and part tiled walls.



**OUTSIDE FOREGARDEN** - The lawned foregarden sets the property back off the road behind high hedges, railings and a pedestrian five bar gate. Access to

**REAR GARDENS** Mainly laid to lawn and walled with planted borders, paved pathways and shared driveway leading round to the ample parking and further garden area.

**DETACHED DOUBLE GARAGE** with double up and over door to front, door to rear, window to side, storage to eaves, power and light. External PIR lighting.

#### GENERAL INFORMATION

**TENURE** The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

**SERVICES** We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating.

**RIGHTS OF WAY** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in **Band G**

#### CURRENT ENERGY PERFORMANCE CERTIFICATE

**RATING: C.** A full copy of the EPC is available at the office if required.

**DIRECTIONS:** From Shipston on Stour proceed north on the A3400 and turn right in Newbold onto Rookery Lane just before The White Hart and the house can be found on the right hand side. From Stratford upon Avon proceed on the A3400 towards Shipston on Stour and go through Newbold and just past The White Hart turn left and the property can be found on the right clearly marked by our For Sale board.

**VIEWING:** By Prior Appointment with the Selling Agents.

#### REGULATED BY RICS



# Oak View House, Rookery Lane, Newbold on Stour Total Approx. Floor Area 140.53 Sq.M. (1512 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given



Ground Floor  
Approx. Floor  
Area 72.15 Sq.M.  
(776 Sq.Ft.)

1st Floor  
Approx. Floor  
Area 68.38 Sq.M.  
(736 Sq.Ft.)

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**Peter Clarke**

**Six offices serving South Warwickshire & North Cotswolds**