



Ashcroft House, Mill Lane

Oldacre Gardens, Newbold on Stour

CV37 8DR

Guide Price £1,295,000



Please note, the furniture in this image has been virtually staged.

Oldacre Gardens is a collection of five spacious family homes. Finished to a very high level of specification located in a quiet leafy lane in the pleasant village of Newbold on Stour. Superb well-proportioned accommodation with a useful guest suite above the garage.

LOCATION

Newbold-on-Stour is a pleasant, South Warwickshire country village with its own local amenities including a shop, post office, nursery and infant school, public house, a church, and a public bridleway for country walking. There is a junior school nearby in Tredington. There are good local shopping facilities available close by in Shipston-on-Stour, approximately 3½ miles to the south. Stratford-upon-Avon is approximately 6 miles to the north with a wide selection of pubs, restaurants and independent shops together with the Royal Shakespeare Theatre, whilst Junction 15 of the M40 motorway is about 14 miles to the north, which gives speedy access to the National Exhibition Centre, Birmingham International Airport and Railway Station, and all the major commercial centres of the West Midlands.

Oldacre Gardens is an exclusive development of just five luxury detached properties situated off the quiet no-through Mill Lane on the edge of Newbold on Stour. Combining traditional features with contemporary construction methods and the properties, built by C.E. Gilbert & Son, are finished to a high level of specification.

Ashcroft House is a spacious and well-proportioned detached home positioned in a prime position within the development. The property is constructed in mellow red brick under a natural slate roof with a mixture of traditional timber casement and stone mullion windows. Finished to the highest of standards using high quality materials and premium fixtures & fittings throughout.

Through the solid oak front door the reception hallway provides access to the principal reception rooms as well as the utility/boot room and guest WC. A wide quarter turn staircase rises from the hallway to the first floor.

The spacious L-shaped, open plan kitchen/living room is the heart of the home. This impressive kitchen incorporates a range of bespoke handmade units with quartz surfaces over and integrated Bosch Series 8 cooking appliances, an American style fridge freezer and separate wine fridge. Large separate dining room and a further large drawing room with inset log burning stove and bi-folding doors leading you to the rear garden.





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- * Exclusive development of just 5 individually designed homes
- * Located in the picturesque village of Newbold on Stour
- * Bespoke kitchen dining room with Bosch Series 8 cooking appliances
- * Impressive Drawing Room with inset log burner
- * Separate dining room with bifold doors to garden
- * Five bedrooms with bedroom 6 over the double garage
- * Westerly facing garden
- * Zoned underfloor heating to both floors
- * 10 Year ABC+ Warranty

On the first floor you will find a bright and airy landing which lead to five of the six bedrooms.

The principal bedroom suite includes a separate dressing room and a beautifully appointed en suite bathroom with shower and free standing bath tub.

Bedrooms 2 and 5 are further generous spaces which also benefit from en suites whilst bedrooms 3 and 4 share a linked bathroom. All en suites and bathrooms are fitted with Villeroy & Boch sanitary ware and Grohe showers. The annex/bedroom 6 with ensuite shower room is located over the double garage and is accessed via a separate entrance and staircase.



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ADDITIONAL INFORMATION

TENURE: Freehold Purchasers should check this before proceeding. Service charges apply TBC

SERVICES: We have been advised by the vendor there is mains GAS, WATER, ELECTRICITY, AND **MAINS DRAINAGE** connected to the property. However, this must be checked by your solicitor before the exchange of contracts.

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.

AGENTS NOTE - Internal photos are Computer Generated Images and are for illustrative purposes only.

COUNCIL TAX: This is yet to be assessed.

ENERGY PERFORMANCE CERTIFICATE RATING: TBC

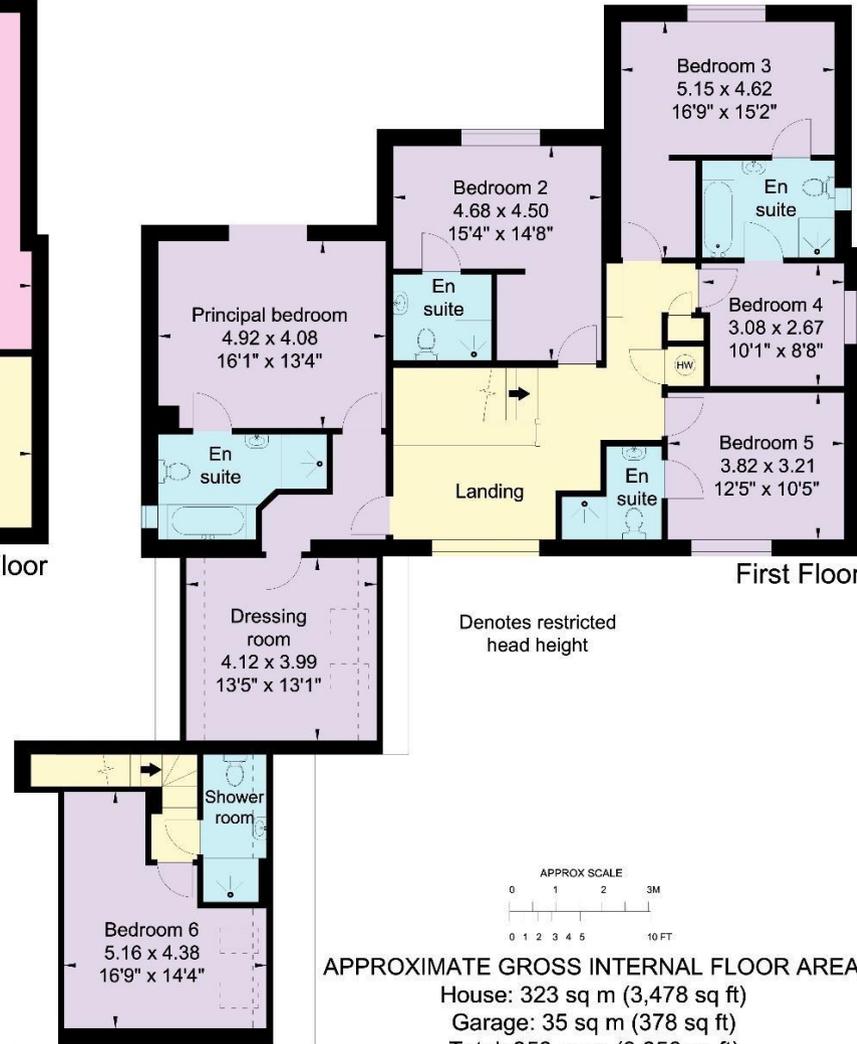
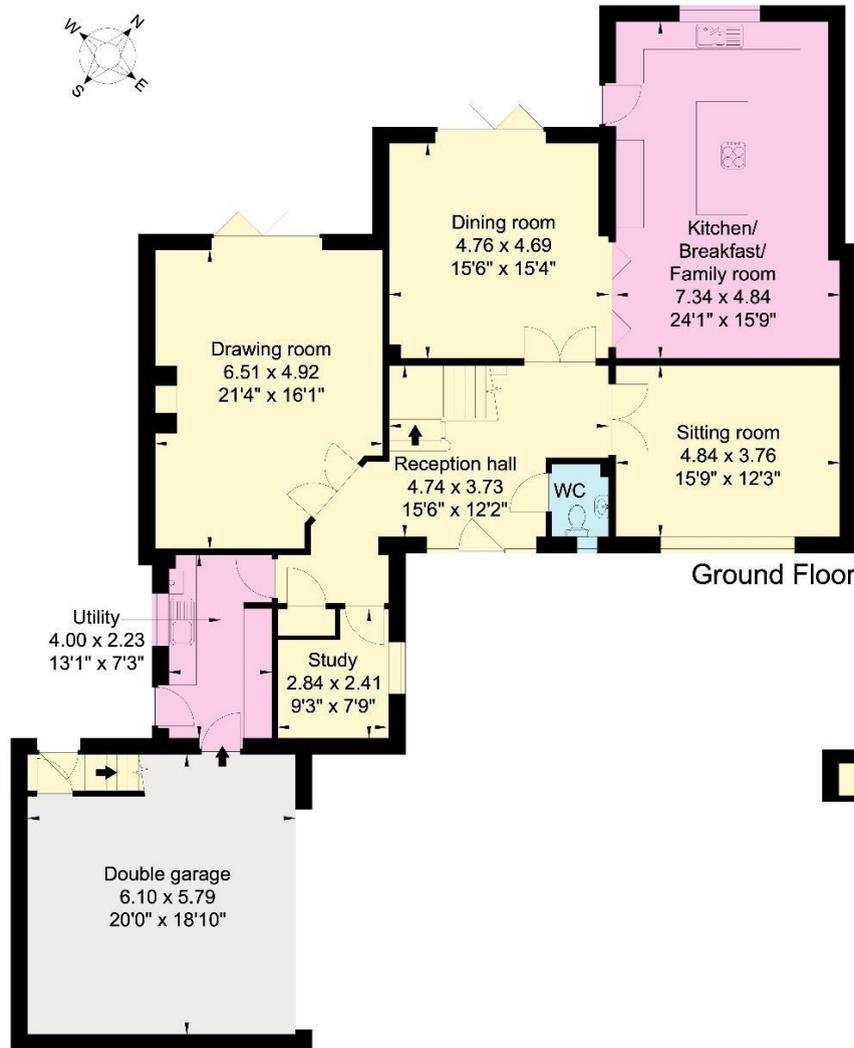
VIEWING: By appointment only

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. We have a Company complaints procedure in place, please ask for more details.

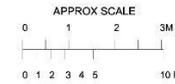
MONEY LAUNDERING REGULATIONS Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.







Denotes restricted head height



APPROXIMATE GROSS INTERNAL FLOOR AREA:

House: 323 sq m (3,478 sq ft)

Garage: 35 sq m (378 sq ft)

Total: 358 sq m (3,856 sq ft)

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Floor plans produced during the construction phase

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.

**3 Oldacre Gardens
Newbold-on-Stour**

