



**TO LET UNFURNISHED**  
**Willows, Park View Lane**  
**Newbold-on-Stour CV37 8TQ**

**FABULOUS DETACHED FOUR BEDROOM**  
**FAMILY HOUSE WITH STUNNING VIEWS**

Apply Shipston Office 01608 663788  
[shipston@seccombes.co.uk](mailto:shipston@seccombes.co.uk)

Entrance Porch and Hallway, Cloakroom, Kitchen, Utility, Dining Room, Sitting Room, Study, Master Bedroom with Dressing Area and Ensuite Shower Room, Three Further Double Bedrooms, Bathroom, Garden, Attached Double Garage, Gas Fired Heating, Stunning Views Across River Stour Valley

Rent: £1,750 pcm

Deposit: £2,625.00

Admin Fee: £210.00

## WILLOWS, PARK VIEW LANE, NEWBOLD-ON-STOUR, NR STRATFORD-UPON-AVON CV37 8TQ

*Situated approximately 5.5 miles from Shipston-on-Stour, six miles from Stratford-upon-Avon and 10 miles from Moreton-in-Marsh.*

### DETACHED FOUR BEDROOM HOUSE WITH THREE RECEPTION ROOMS AND STUNNING VIEWS

#### Newbold-on-Stour

Newbold on Stour is set in the undulating South Warwickshire countryside, almost mid-way between the former market town of Shipston-on-Stour and the Shakespearean town of Stratford-upon-Avon. Within the village there is shop/post office, public house and Church. Shipston on Stour offers daily shopping, recreational and schooling facilities with a more comprehensive range being available in Stratford-upon-Avon.

**Willows** is a detached four bedroom family house offering spacious accommodation with three reception rooms in a quiet location with far-reaching views overlooking the River Stour and surrounding countryside. The property benefits from Upvc double glazing and gas-fire central heating. There is also an integral double garage and two driveways offering off-road parking for several vehicles.

#### GROUND FLOOR

##### Porch

Enclosed with ceramic tiled floor into entrance hall with stairs to first floor, cloakroom with WC and wash hand basin.

**Sitting Room** about 25'7" (max) x 12'0" (7.78m x 3.66m) with fireplace incorporating new electric fire with sliding French door and side light to raised patio overlooking the rear garden over the Stour valley.

**Study** 10'6" x 6'8" (3.20m x 2.03m)

**Dining Room** 13'9" x 12'8" (4.19m x 3.86m) into bay window.

**Kitchen** 11'10" x 10'7" (3.61m x 3.23m) part tiled with double stainless steel sink unit and single drainer, fitted wall and base units with work surfaces over, AEG double electric oven, integrated dishwasher and fridge freezer, ceramic hob with extractor hood over, ceramic tiled floor.

**Utility Room** 10'7" x 4'10" (3.23m x 1.47m) with plumbing for washing machine, fitted base/wall units and fitted store unit, ceramic tiled floor.

#### FIRST FLOOR

**Landing** with access to roof space, **airing cupboard** with Stelflow duplex unvented hot water cylinder.

**Master Bedroom** 14'10" x 10'9" (4.52m x 3.28m) with two

built in large double wardrobes, linen cupboard, **dressing area** about 7'8" x 4'4" (2.33m x 1.32m) leading through to an **ensuite shower room** with large shower cubicle, WC, wash hand basin, heated towel rail.

**Bedroom 2** 13'1" x 10'3" (3.98m x 3.12m) widening to 12'0" (3.65m) with built in double wardrobe.

**Bedroom 3** 10'4" x 8'8" (3.15m x 2.44m) lengthening to 12'0" (3.65m) with built in double wardrobe.

**Family bathroom** 7'1" x 6'10" (2.15m max x 6'10"/2.08m) with bath, WC, wash hand basin, heated towel rail.

**Bedroom 4** 10'7" x 8'10" (3.22m x 2.69m)

#### OUTSIDE

The gardens and grounds around the property have been landscaped and are principally lawned with flower and shrub borders sloping down towards the river.

#### GENERAL INFORMATION

##### Services

Mains water and electricity are connected to the property. Heating is provided by a gas fired boiler. A telephone is connected subject to British Telecom transfer regulations.

##### Tenancy

Willows is available to let for a period of six to 12 months at a rent of £1,895 per calendar month exclusive of outgoings e.g. council tax, water rates, electricity and gas charges. Garden maintenance and exterior window cleaning included. Sorry no pets.

##### Deposit

Before taking up residence a Tenant will be required to pay a deposit of a minimum of one and a half month's rent and to sign an Assured Shorthold Tenancy Agreement.

##### Directions

From Shipston take the A3400 to Stratford-upon-Avon and on entering Newbold on Stour turn right before the White Hart Inn into Rookery Lane and then into Park View Lane and the property can be found on the left.

##### EPC Rating D

##### Viewing

By appointment through the letting agents:  
Seccombes, 10 Market Place, Shipston-on-Stour, CV36 4AG  
Tel: 01608 663788 Email: shipston@seccombes.co.uk

##### Office Hours

Monday to Friday: 9.00 am to 5.30 pm  
Saturday: 9.00 am to 1.00 pm

##### 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.

J/KC/AVP/51907/31/08/18

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