



HAYMAN-JOYCE

FIELD VIEW

IDLICOTE ROAD
HALFORD
SHIPSTON-ON-STOUR
WARWICKSHIRE
CV36 5DG

HIGHLY CONTEMPORARY DETACHED FAMILY HOME WITH SPECTACULAR COUNTRYSIDE VIEWS, BEAUTIFULLY LOCATED ON THE EDGE OF THIS WELL-REGARDED VILLAGE.

SITUATION

Picturesque village surrounded by beautiful countryside with a medieval stone bridge that crosses the River Stour
There is a strong community within the village, including an active village hall and public house
Service station and convenience store
Located approx. 3 miles north of Shipston-on-Stour where there are more facilities for everyday needs
Other schools are found at Tredington, Ettington and Shipston-on-Stour
GP practices are found at Ettington, Shipston-on-Stour and Tysoe
There are good transport links from both Warwick and Stratford-upon-Avon

Guide Price £780,000

HAYMAN - JOYCE

High Street, Moreton-in-Marsh
Gloucestershire
GL56 0AX
01608 651188
moreton@haymanjoyce.co.uk







THE PROPERTY

- Field View is one of two highly contemporary detached family homes built in 2021, finished to an extremely high standard, with exceptional country views and beautifully situated on the edge of the well-regarded village of Halford
- The entrance hall is particularly generous in size, with a stylish staircase leading to the first and second floors with cupboard under, high-quality tiled flooring, adjoining downstairs cloakroom and access to the two front reception rooms and the impressive kitchen/dining/family room
- The snug offers high-quality oak wooden flooring and has an attractive bay window with fitted bespoke wooden shutters
- The study also has the benefit of oak wooden flooring and a bay window with fitted bespoke wooden shutters
- To the rear of the property, is the stunning kitchen/dining room offering an excellent selection of wall and base units, granite work surfaces with inset sink, a number of built-in appliances, which include a Neff eye-level double oven, recessed Cople fridge/freezer, Cople induction hob with an integrated downdraft extractor and Cople integrated dishwasher. The kitchen also has a fitted central island with breakfast bar, high-quality slate tiled flooring throughout and large bi-folding doors to the raised wooden decking
- The adjoining utility, offers further storage, with space and plumbing for a washing machine and separate tumble dryer, granite work surface with inset sink and external door access
- Open-plan to the kitchen, is the sitting/family room, with attractive industrial-style wall lights, high-quality slate flooring, contemporary cast-iron wood burner with fitted oak mantel, and large French doors opening to the raised wooden decking
- To the first floor, the landing area, with its large picture window, connects to three spacious double bedrooms
- The principal bedroom is particularly generous in size, with three separate double wardrobes and an adjoining well-appointed en-suite shower room, consisting of a walk-in double shower, vanity wash-hand basin and low level wc
- The remaining two bedrooms also have the benefit of two separate double wardrobes
- The family bathroom has a panelled bath, separate shower, vanity wash-hand basin and low level wc
- On the second floor, is the fourth bedroom with built-in wardrobe, currently used as a study, having incredible views over the surrounding countryside, and an en-suite bathroom across the landing, consisting of a freestanding bath, floating wash-hand basin with attractive oak wooden vanity unit and concealed wc
- Off the landing is attic space accessed by a connecting door
- If this is a lettings investment, we would recommend a lettings guide price in the region of £2,650 pcm

OUTSIDE

- The south-west facing rear garden is predominantly laid to lawn, with raised wooden decking adjacent to the property, and a paved path and raised walled planting beds to the side of the property leading to gated side access. The whole garden is enclosed by close board and stock fencing, with incredible far-reaching countryside views
- To the front of the property, is ample gravelled parking with a lawned embankment, enclosed by stock fencing

DIRECTIONS

- Heading north on the A429 within Halford just after the garage and convenience store, turn right into Idlicote Road
- Go past the turning for Feldon Edge and the property will be found after a short distance on the right
- what3words: marathons.broad.parsnips

SERVICES

- Main water, electricity and drainage are connected
- Air source heat pump and biomass secondary heating
- Underfloor electric heating
- Average broadband speeds advertised within this postcode are up to 53.6 Mbps
- EPC Band B

OUTGOINGS

- Council tax – currently band G
- Tax payable for 2025/26 - £3,891.88

TENURE & POSSESSION

- Freehold with vacant possession on completion

VIEWING

- Strictly by prior appointment with the sole selling agents:

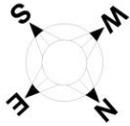
H A Y M A N - J O Y C E
01608 651188

Ref: MIM260096 : 622032

IMPORTANT NOTICE

1. Although we have used our best endeavours to ensure that everything in these particulars is correct no description or information should be relied on as a statement or representation of fact. All measurements, areas or distances are given as a guide only and should not be relied on as fact.
2. We have no authority to make any representations and all information is given entirely without responsibility on our and the vendors behalf.
3. Photographs are taken in good faith, but only show certain parts of the property. Unless otherwise stated photographs were taken at the time of, or since, the property's initial marketing.
4. Where reference is made to planning permissions or existing or potential uses, such information is given in good faith, but we cannot confirm that necessary consents exist or are valid. There may be legal restrictions on the property of which we are unaware.
5. We are unable to comment on the state of repair of the property, nor can we confirm that any services, equipment, facilities or appliances are in satisfactory working order.
6. Council tax bandings given are the current assessments. If improvements have been carried out to the property since April 1993, this banding may be reviewed.

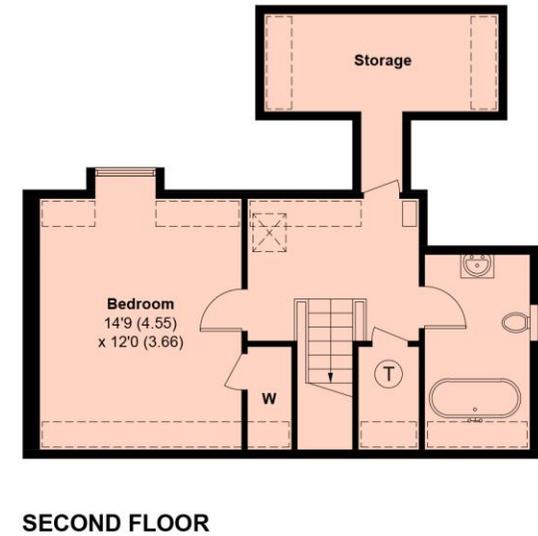
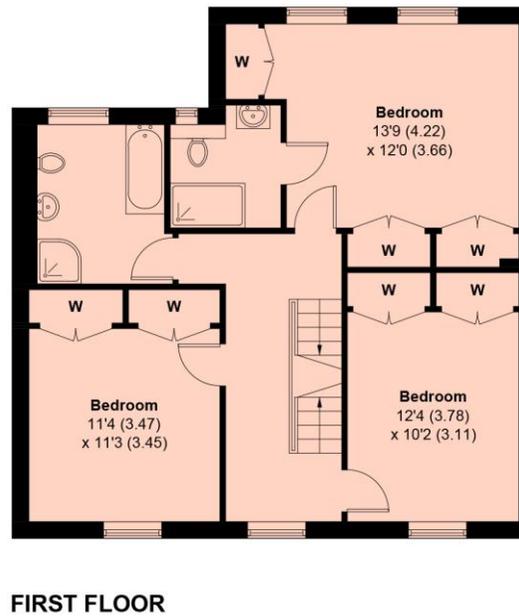
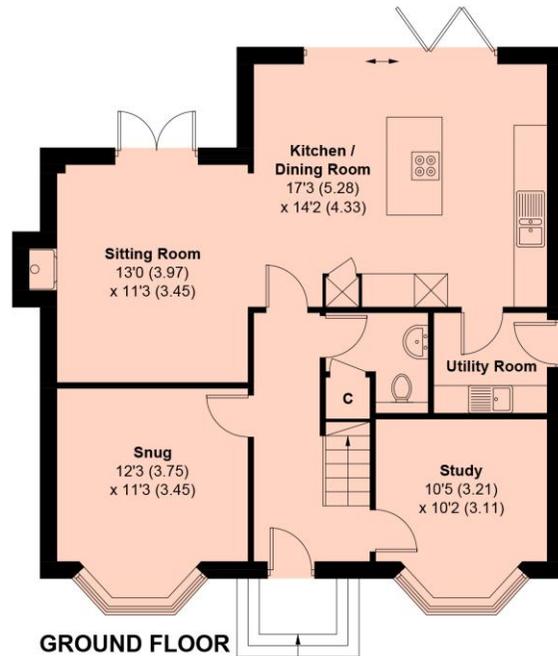




Field View, Idlicote Road, Halford, CV36 5DG

Approximate Area = 195.0 sq m / 2100 sq ft
For identification only - Not to Scale

 = Reduced headroom below 1.5m / 5'0



HAYMAN-JOYCE

M O R E T O N - I N - M A R S H • M A Y F A I R
h a y m a n j o y c e . c o . u k