



VAUGHANREYNOLDS
ESTATE AGENTS

10 Damson Close
Welford On Avon, CV37 8FD



The Property

Located in a quiet backwater setting near the heart of the village, this striking detached home was constructed in 2023 and has been finished to an excellent standard throughout. Memorable design features include a contemporary glazed atrium, impressive kitchen and garden room, and state of the art heating technology by way of under floor heating and an air source heat system. Viewing is strongly recommended to appreciate the standard and scale of accommodation on offer, which comes with an insurance backed build warranty and no chain.

Being set back from the road in a private enclave of just three similar homes, you enter the property and are greeted by an inviting reception hall with double height vaulted ceilings and feature glazed atrium to front. A bespoke oak staircase rises to the upper level and solid oak doors lead off to the reception spaces and a WC/Cloaks. There is a useful home office with window to front, which sits next to a spacious ground floor bedroom with fitted wardrobes and a luxury en-suite shower room, combined these spaces could serve a multitude of purposes. Continuing to the lounge, this dual aspect room boasts a feature fireplace with inset log burner and links through to an impressive family dining kitchen. Truly the heart of this home, this light filled space is well equipped with a comprehensive range of storage, complete with sleek quartz worksurfaces and a bank of premium integrated appliances. A central island provides additional prep space and room for occasional dining and tiled floors continue through to a delightful orangery, with glazed roof lantern and bi fold doors to rear, serving as an ideal formal dining space or additional relaxed sitting room. There is a useful utility / boot room with independent access and a personnel door to the attached double garage.

To the first floor, a central landing provides access to two double bedrooms, both with luxury en-suite facilities.







Externally, the property sits well within its plot with a south facing garden, which benefits from a leafy backdrop of semi mature trees. There is an expanse of lawn and a paved terrace serving as the ideal entertaining space in the summer months. Close board fencing to boundary encloses the garden and a side gate provides access to a double width driveway to front.

The Location

Welford-on-Avon lies on the banks of the River Avon, on the borders of Shakespeare country, the north Cotswolds and the Vale of Evesham. It is well placed for access to the major Midland towns of Coventry, Birmingham, Redditch and Leamington Spa, as well as having good rail links with London from nearby Honeybourne and Stratford-upon-Avon. The village is four miles south-west of Stratford-upon-Avon and about 12 miles away from Junction 15 of the M40 motorway.

The population has increased over recent years, but careful planning has kept the village comparatively unspoilt, which is a major factor in its considerable popularity. Local amenities include a general store, church and three public houses, including the renowned Bell Inn, voted best country inn of the year. There is an Ofsted rated 'Outstanding' primary school, as well as excellent schools in the state and private sectors, including Stratford Grammar School for Girls and King Edward VI for Boys in nearby Stratford-upon-Avon.

The village has an active sporting community including cricket teams, football teams and a bowls club (indoor and outdoor). Local leisure facilities including an 18 hole golf course, walking and cycling routes, including the famous Greenway Trail into Stratford-upon-Avon. There is also a very popular history society and clubs for youngsters, including Cubs, Scouts, Brownies and Girl Guides.





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GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

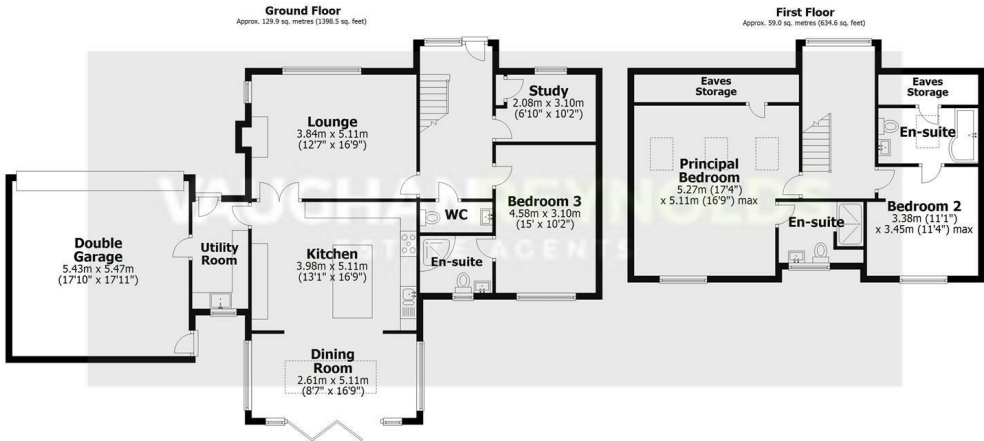
Tenure: The property is Freehold with vacant possession upon completion of the purchase. There is an estate charge of £350 per annum, paid bi-annually, which contributes towards the upkeep of the driveway and attenuation ditch.

Services: Mains water, drainage and electricity. Air Source Heat System.

Local Authority: Stratford, Council Tax Band G

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Total area: approx. 188.9 sq. metres (2033.2 sq. feet)
This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them. Plans produced using PlanIt3D.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		87	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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