



VAUGHANREYNOLDS
ESTATE AGENTS

Wight House, Welford Road, Barton, Barton
Bidford-On-Avon, Alcester, B50 4NP



The Property

Being situated in the heart of Barton, an unspoilt village located towards the Warwickshire, Worcestershire and Cotswold borders, this sizeable, detached home has been thoughtfully extended by the current owners to accommodate their growing family needs. The versatile space available should appeal to a wide demographic and creates a flexible lifestyle home. Viewing is strongly recommended to appreciate the scale of accommodation on offer, which is well presented throughout and in brief comprises;

An enclosed porch leads to an inviting entrance hall, with stairs rising to the upper level and WC and Cloaks cupboard off. There are three reception rooms in total, comprising a spacious drawing room with feature fire, separate sitting room / family room and an impressive multipurpose garden room. This space in particular is notable for its versatility and amazing views of the garden. Linking through to a modern equipped breakfast kitchen and utility room which completes the ground floor accommodation.

To the first floor, a central landing with airing cupboard provides access to four spacious double bedrooms and principal bathroom. There are two further well equipped en-suites to main and guest bedrooms.







Externally, the property occupies a generous mature plot, extending to approximately 0.27 acre in all. To the rear, an extensive area of lawn, is partially enclosed with a number of mature trees and flowering shrubs, helping to provide an increased sense of privacy and seclusion. A generous paved terrace abuts the house and offers great space to enjoy the due south facing orientation and alfresco dining in the summer months. To the front of the property, a generous gravel drive provides ample off road parking and access to the integral single garage.

To note, the neighbouring property has a right of way over the driveway entrance to their property and private parking area.

The Location

Barton is a picturesque hamlet situated between Welford on Avon and Bidford on Avon, where there are good local amenities. Barton has many Heart of England forest walks nearby and historic Stratford upon Avon is about seven miles away.

In addition all the major commercial centres of the West Midlands are within easy driving distance, including the National Exhibition Centre, Birmingham International Airport and Railway Station and Junction 15 of the M40 motorway is approximately thirteen miles away. Honeybourne station is approximately 5 miles away and has a direct line to London Paddington.





3



4



3



0.27 acre(s)

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.

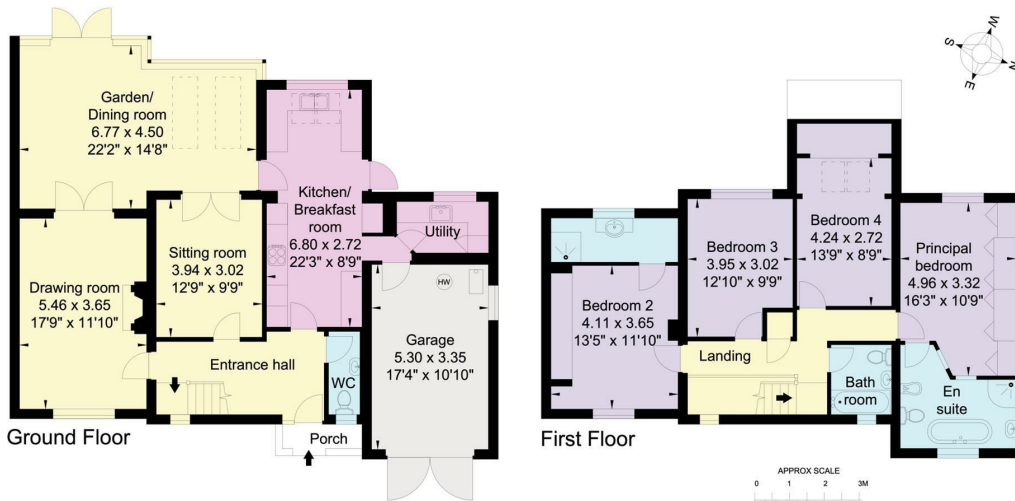
Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: Mains water, drainage and electricity. Oil fired central heating.

Local Authority: Stratford, Council Tax Band F

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in their employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.



APPROXIMATE GROSS INTERNAL FLOOR AREA:
210 sq m (2,261 sq ft)
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ma/15161

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.

**Wight House
Barton**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	55	
(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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