



VAUGHANREYNOLDS
ESTATE AGENTS

Orchard View, Binton Road
Welford-on-Avon, CV37 8PP



The Property

This gorgeous home has been beautifully renovated and expanded by its current owners. The loft has been cleverly transformed, the bathrooms are stylishly equipped, and a modern porch has been added, all coming together to create a lovely four-bedroom house in the sought-after village of Welford-on-Avon.

On the ground floor, you will find three distinct living rooms and a spacious open-plan kitchen/breakfast area at the back, complete with a pantry/utility room off to the side. There is planning permission in place to extend the rear, making this home even more impressive. (20/01838/FUL)

Upstairs, there are four bedrooms, two of which feature en-suites, along with a family shower room.

The back of the house boasts a south-west facing lawn garden, with a garage located around the side. A gate at the back of the garden leads to a footpath, and the gated driveway offers plenty of space for several cars.







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

Approximate Floor Area = 187.9 sq m / 2022 sq ft
 Garage = 23.7 sq m / 255 sq ft
 Total = 211.6 sq m / 2277 sq ft



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.

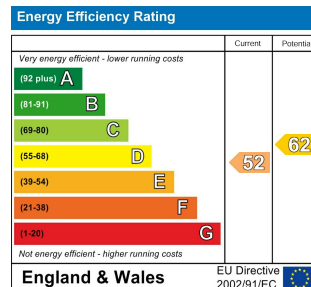
Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: Electricity, water and drainage connected to the property. Heating is LPG.

Local Authority: Stratford, Council Tax Band F

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