



VAUGHANREYNOLDS
ESTATE AGENTS

20A Quineys Leys
Welford On Avon, Stratford-Upon-Avon, CV37 8PU



The Property

Located at the head of a quiet established quote in the heart of Welford on Avon, a popular active village on the outskirts of Stratford upon Avon, this detached home has been thoughtfully extended to provide a wealth of versatile and spacious living accommodation throughout, which has been well maintained and is presented impeccably. Being set back from the road beyond a generous fore garden and driveway, you access the internal accommodation which in brief comprises;

An inviting reception hall, with wood flooring throughout provides a great first impression and a WC. The sitting room is a great size, enjoys dual aspect windows and a central fireplace with inset log burner and wall mounted TV with hardwired surround sound system. There is a separate dining room, ideal for formal dining or as use as a family room. The kitchen is well equipped with a bank of storage complimented by contrasting wood door fronts and granite worksurfaces over, along with a bank of branded appliances, breakfast bar and tiled flooring throughout. A glazed door leads off to an inner lobby, with links to the oversize garage and gardens. A further door from the kitchen leads to a conservatory, providing additional reception space and uninterrupted views of the garden.

To the first floor, a central landing provides access to four good size bedrooms and a generous family bathroom, complete with WC, wash hand basin, bath and separate shower enclosure. The main bedroom is an impressive space, and boasts his and hers walk in wardrobes and access to a generous en-suite bath and shower room.

Externally, the property sits well within its due southeast facing plot to rear, with a private enclosed garden, laid mainly to lawn with well stocked herbaceous borders, covered seating area and an expanse of paving to enjoy alfresco dining in the summer months. To the front, a generous driveway provides parking for several vehicles and access to an oversize garage.







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.





3



4



2

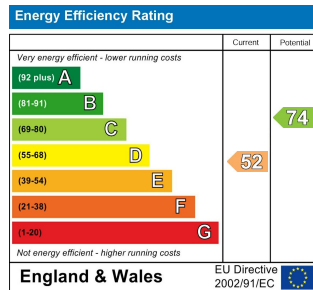


Quineys Leys , Welford On Avon, Stratford-upon-Avon, CV37

Approximate Area = 2066 sq ft / 191.9 sq m
 Garage = 240 sq ft / 22.2 sq m
 Total = 2306 sq ft / 214.1 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Vaughan Reynolds. REF: 1232977



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, electricity and drainage. 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.

VAUGHANREYNOLDS
ESTATE AGENTS

10 Union Street, Stratford upon Avon CV37 6QT
 T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk