

**VAUGHANREYNOLDS**  
ESTATE AGENTS

Glebe House  
Weston On Avon

# About us

We are a dynamic independent agency with an excellent established reputation, selling property for clients in Stratford-upon-Avon and surrounding villages.

The directors Peter Vaughan, Ginny Vaughan and Matt Reynolds have many years' experience collectively and are well placed to advise clients on all property matters from the sale of residential property, advice on planning and development and marketing of New Homes.

We are very proud of our fabulous sale team who work hard to forge the personal contact and trust which is so important to helping our clients through the process.

In addition to great people, we believe in great marketing and in a very flexible approach to new initiatives, including video tours, social media coverage and high quality photography provided by a full-time member of our team. We also work hard with our colleagues at our Mayfair office to ensure the broadest possible national and international coverage.

We would love to advise you on what we can do to help with your property transaction so please get in touch.



Peter Vaughan  
Director



Ginny Vaughan  
Director



Matt Reynolds  
Director





## Glebe House Weston On Avon, Stratford-Upon-Avon, CV37 8JY

Nestled within a discreet back water setting in the heart Weston on Avon, a quiet village located near to the Warwickshire and Cotswolds borders this rarely available home boasts a wealth of versatile accommodation over two levels, ideally suited to an aspirational growing family with a particular interest for waterside living. The striking architectural features offer a blend the modern and traditional elements, with a seamless flow of reception spaces and generous bedrooms, delivering a functional, stylish home.

The grounds extend to approximately 1.73 acres in all and surround the property to all sides, providing a delightful feeling of seclusion and privacy, abutting the River Avon with extensive frontage to enjoy all the benefits that riparian rights afford, including boat mooring and fishing.

Two large barns accompany the house, providing extensive storage options or potential to convert, subject to obtaining the relevant consents.

- \* Inviting Reception Hall & WC \* Sitting Room
- \* Family Room \* Games Room
- \* Home Office \* Impressive Family Dining Kitchen
- \* Utility Room \* Five Double Bedrooms
- \* Family Bathroom \* Three En-Suite Shower Room
- \* Extensive Grounds \* Two Large Barns
- \* Ample Gated Parking





#### THE PROPERTY

Nestled discreetly beyond a well screened frontage, this beautifully positioned property is accessed via a gravel drive with extensive parking area. Entering the property, the reception hall is inviting and filled with natural through Velux roof lights and provides a lasting first impression. Doors lead off to a WC and cloaks, and to a selection of the reception rooms.

There is a cosy sitting room with inglenook fireplace, generous games room and library, home office and superb light filled family room. Combined these spaces provide a wealth of lifestyle options & incredible versatility.

Continuing, there is a spacious dining room, with a semi open plan flow through to a striking breakfast kitchen. This space serves as the hub of the home and brings a contemporary, sociable edge to the accommodation, with expansive views to the rear through feature opening glazing. From here, you can also access a useful utility room. The kitchen itself is well equipped with a bank of bespoke storage, sleek worksurfaces and a substantial island a breakfast bar as a focal point.



4



5



4



1.73  
acre(s)





To the first floor, a central landing provides access to each of the five good size bedrooms and family bathroom. There are three ensuite shower rooms, and the main bedroom also enjoys a bank of fitted wardrobes. From here, you also enjoy elevated views towards the river to rear.

There are two substantial barns located to the front of the property, which serve as excellent storage, garaging or workspace. There is immense potential for these buildings to be converted into ancillary accommodation or modernised to provide a more up to date storage, subject to obtaining the relevant planning and listed building consent. The barns create a courtyard feel to front,

with shaped lawns extending in all directions to the boundary, with a range of interspersed trees and shrubs throughout. There are various areas that have been landscaped to provide options for outside entertaining, which flow seamlessly around the house, with terrace walkways linking the inside and outside spaces. At the water's edge, an extensive jetty with mooring posts provides the perfect place to moor a boat, and to access the river to enjoy water sports, fishing and other recreational water-based hobbies.











## 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.





## GROUND FLOOR

Hall

Study  
4.27 x 3.43 (14'0" x 11'3")

WC

Sitting Room  
6.38 x 6.17 (20'11" x 20'3")

Library/Games Room  
9.96 x 6.67 (32'8" x 21'11")

Garden Room  
8.72 x 4.34 (28'7" x 14'3")

Dining Room  
6.14 x 4.40 (20'2" x 14'5")

Family Kitchen/Breakfast Room  
6.76 x 6.58 (22'2" x 21'7")

Utility Room  
2.90 x 2.64 (9'6" x 8'8")

## FIRST FLOOR

Main Bedroom  
6.17 x 4.40 (20'3" x 14'5")

Bedroom Two  
4.60 x 4.30 (15'1" x 14'1")

Bedroom Three  
5.70 x 2.74 (18'8" x 9'0")

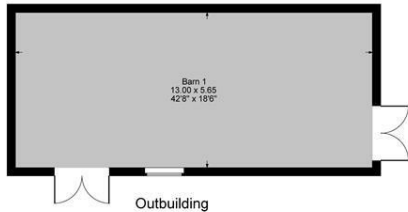
Bedroom Four  
4.20 x 3.68 (13'9" x 12'1")

Bedroom Five  
4.47 x 2.84 (14'8" x 9'4")

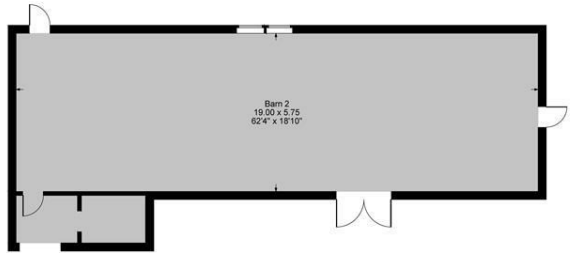
Barn One  
19 x 5.75 (62'4" x 18'10")

Barn Two  
13.0 x 5.65 (42'8" x 18'6")





Outbuilding



Outbuilding



Ground Floor



First Floor

Approximate Gross Internal Area  
 Ground Floor = 262.32 sq m / 2824 sq ft  
 First Floor = 162.91 sq m / 1754 sq ft  
 Barn 1 = 73.45 sq m / 791 sq ft  
 Barn 2 = 118.08 sq m / 1271 sq ft  
 Total Area = 616.76 sq m / 6640 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		60	70
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	







## 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 are understood to be connected to the property.

Local Authority: Stratford, Council Tax Band G

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.

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