



**VAUGHANREYNOLDS**  
ESTATE AGENTS

Field View Cottage, Williams Orchard  
Duck Lane, Welford On Avon, CV37 8QH





## Property Description

This attractive, detached property was constructed by Orchard Meadow Developments in 2025, and designed by a local architect in collaboration with Border Oak, an established provider of oak framed buildings, with experience spanning more than 40 years. The partnership has been forged on creating a beautiful, sustainable home, whilst embracing the best in materials, craftsmanship and design, culminating in one of the finest finished new build houses in the local market today.

Occupying an enviable position in a quiet back water setting, within a private development of just 8 other high quality homes, this delightful property is ideally situated to take advantage of the countless attractions and amenities available within Welford village, the Cotswolds and Stratford-upon-Avon, which is just a short distance away.

Immense thought and consideration has gone into the specification, including the installation of a state-of-the-art air source heat system, under floor heating, photovoltaic solar panels, car charging point and aluminium windows and doors. For further peace of mind, there is a 10 year buildzone warranty in place.

Being set back beyond a landscaped fore garden, you enter the property under an oak framed porch, to an inviting reception hall. Custom designed oak veneer doors lead to a generous sitting room, with exposed oak beams, oak flooring, feature fireplace with inset log burner and bi-folding doors to rear.

The heart of this home is without doubt the impressive, open plan family dining kitchen, divided visually into three zones by feature exposed timbers, including a dining area, seating area and kitchen. This versatile space is filled with natural light through an expanse of glazing to rear, affording views and access to the garden, and lends itself well to a more sociable way of living. It is centred around a beautifully appointed Tom Howley kitchen, designed to offer a wealth of storage and is complemented by sleek, natural stone worksurfaces and a range of integrated NEFF and Bertazzoni appliances. This theme continues into a generous utility and boot room with WC/Cloaks.









To the first floor, a central landing with feature, double height vaulted ceiling leads through custom designed oak veneer doors to four good size bedrooms and a stylish principal bathroom. This space is exceptionally well-appointed, with Duravit sanitaryware including a bath, shower enclosure, wash hand basin and WC, further complemented by Porcelanosa tiling and LED spot lights. The main bedroom boasts an inspiring double height vaulted ceiling, Juliet balcony, bespoke dressing room and wardrobe space and an equally well appointed en-suite bathroom, with a luxurious two sided shower and freestanding bath. The guest bedroom also has a stylish en-suite shower room.

Externally, the property sits well within its generous level plot, and is laid mainly to lawn with a large paved terrace to rear, linking the living spaces and offering ample room for alfresco dining. There is a detached double garage with two double opening doors to front, light, power, EV charging point and parking for several cars to the front.

#### 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.

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.







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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.

Services: Mains water, drainage and electric. Air Source Heat System services hot water and heating. N.B. There will be an annual service charge, amount to be confirmed, for the upkeep and maintenance of the communal area.

Local Authority: Stratford-upon-Avon, Council Tax Band

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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	

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