



VAUGHANREYNOLDS
ESTATE AGENTS

5 Orchard Close
Welford On Avon, Stratford-Upon-Avon, CV37 8HA



The Property

Nestled at the edge of a sought-after village, this detached family home features four bedrooms, two bathrooms, and three reception rooms, all situated on a spacious plot at the end of a peaceful cul-de-sac. The property is not only well-kept and updated but also thoughtfully designed for flexibility and a smooth flow throughout.

With brick exteriors topped by tiled roofs, the house is set back from the road, boasting a herringbone brick driveway and a landscaped front garden. It includes a double garage on the side and double gates leading to the garden, perfect for additional vehicles, a caravan, or a motorhome.

Accommodation includes:

Entrance Hall - Featuring a Karndean floor with an inset mat, built-in storage and hanging cupboards, plus stairs leading to the first floor.

Cloakroom - Equipped with a WC and wash basin, along with a water meter.

Kitchen - Offers a variety of base and wall cabinets, a central island with a matching grey countertop, an integrated fridge/freezer, a walk-in shelved cupboard, a double electric oven, an integrated dishwasher, a one-and-a-half bowl sink with a swivel tap, an LPG hob with an extractor, and an under-stairs storage cupboard that can serve as a second pantry. The kitchen also has a Karndean floor.

Utility Room - Continuation of the flooring, with base and wall cabinets, a wooden work surface, a sink, and space with plumbing for both a washing machine and a tumble dryer.

Sitting and Dining Room - A bright and airy open space featuring a stone fireplace with a wood-burning stove, with doors leading to the

Conservatory - Boasting a stone-tiled floor, double glazing, and double doors opening to the garden.

Office - Includes built-in shelving and a hatch to the roof space.

First Floor Landing - Features a hatch to the roof space with a loft ladder, partially boarded with lighting, and houses the Gledhill mains hot water tank and immersion heater.

Principal Bedroom - Comes with fitted wardrobes and a door leading to the

En Suite - Featuring a P-shaped bath with a rainfall shower, a WC, and a basin.





Bedroom Two - Includes a built-in wardrobe.

Bedroom Three - Also has a built-in wardrobe.

Bedroom Four - A spacious single room.

Bathroom - Equipped with a bath and shower overhead, a WC, a basin and Karndean floor.

Double Garage and Workshop/Storage Area - Currently, the workshop is being utilized as a wine cellar and features a Grant oil-fired central heating boiler. The garage is equipped with one remote-controlled door and one manual door, a consumer unit, a log store, a hatch leading to the roof space with ladder access, and lighting.

Foregarden - As mentioned earlier, it includes PIR lighting and a water tap. Double gates provide access to the

Rear Garden - This area has a cleverly concealed oil storage tank and is primarily covered in lawn with landscaped borders. It features a fish pond, a waterfall, along with a pump and filter. There's also a garden shed with electricity and lighting, a block-paved pathway, a seating area, and a brick barbecue. Additionally, there are two rainwater storage tanks and a discreet spot for bins, plus more PIR lighting.

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

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.

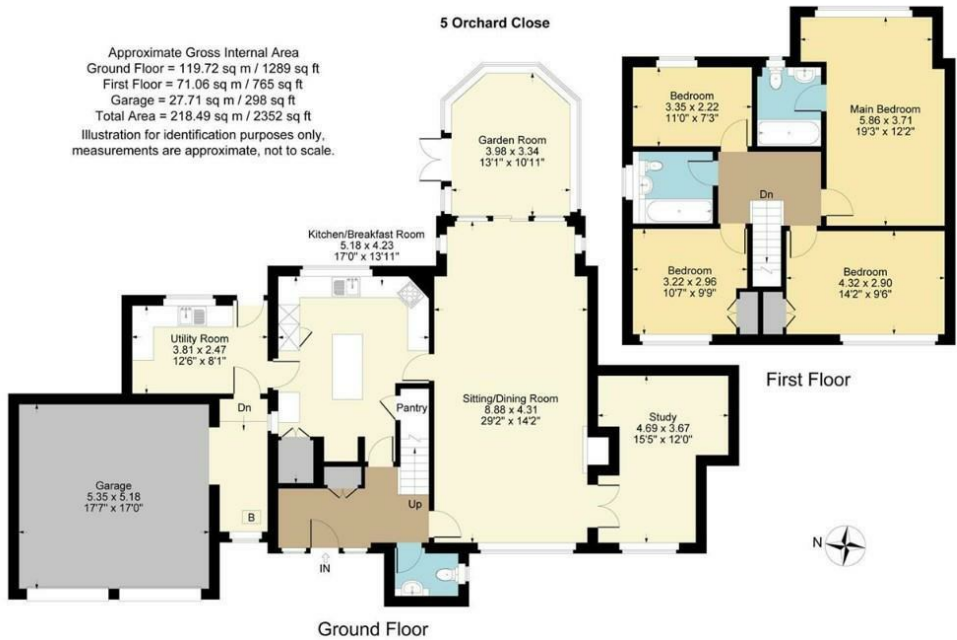
Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: Oil fired central heating, bottled LPG for hob cooker. Electric, water and sewerage are understood to be connected to the property.

Local Authority: Stratford, Council Tax Band G

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