



VAUGHANREYNOLDS
ESTATE AGENTS

Littleton Cottage, High Street
Welford On Avon, Stratford-Upon-Avon, CV37 8EF



The Property

Nestled discreetly off the High Street, beyond a mature frontage, gravel driveway and gated fore garden, this attached period home was converted from an old grain store in the 1990's and affords a deceptive level of accommodation, which is well presented throughout and is being offered with no upward chain. Beyond a parking area, you pass a garage/stores and proceed through an enclosed fore garden to the property.

Entering, you are greeted by a welcoming reception hall, with cloaks, WC, storage cupboards downstairs, and stairs leading off to the upper floor. The main reception room is filled with natural light through dual aspect windows, has a feature vaulted ceiling with exposed beams and central fireplace. There is a useful study for home working and a separate dining room with tiled flooring, continuing into a delightful garden room, boasting views and access to the courtyard garden.

The kitchen is well equipped with a range of storage, complimented by contrasting work surfaces over, integrated oven, hob and extractor, and further space for white goods. From here, you can also access the garden.



To the first floor, a central landing with airing cupboard provides access to a small loft and to two bedrooms and a bathroom with storage cupboard.

Continuing outside, there is a side door leading to the annex via the garage, which has been partially converted to provide a ground floor shower room and first floor double bedroom. This space could serve as an ideal home office or as guest accommodation.





There is an enclosed walled courtyard garden, with a raised decked area with planted borders providing the perfect space for alfresco dining. There is also gated pedestrian access to Millers Close.

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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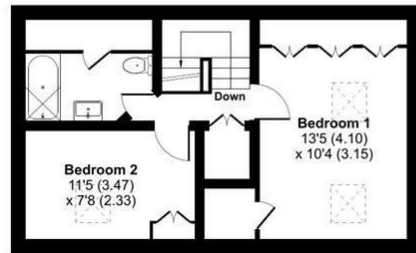
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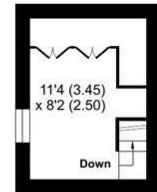
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High Street, Stratford-upon-Avon, CV37

Approximate Area = 1290 sq ft / 119.8 sq m
Garage = 39 sq ft / 3.6 sq m
Total = 1329 sq ft / 123.4 sq m
For identification only - Not to scale



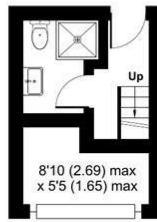
FIRST FLOOR 1



FIRST FLOOR 2



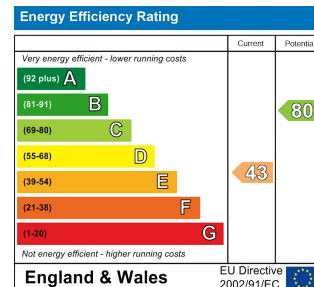
GROUND FLOOR 1



GROUND FLOOR 2



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2025. Produced for Vaughan Reynolds. REF: 1270560



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 with vacant possession upon completion of the purchase.

Services: Mains electric, water and drainage. Oil fired central heating.

Local Authority: Stratford, Council Tax Band E

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