

VAUGHANREYNOLDS
ESTATE AGENTS

Cleavers, Church Lane
Welford 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



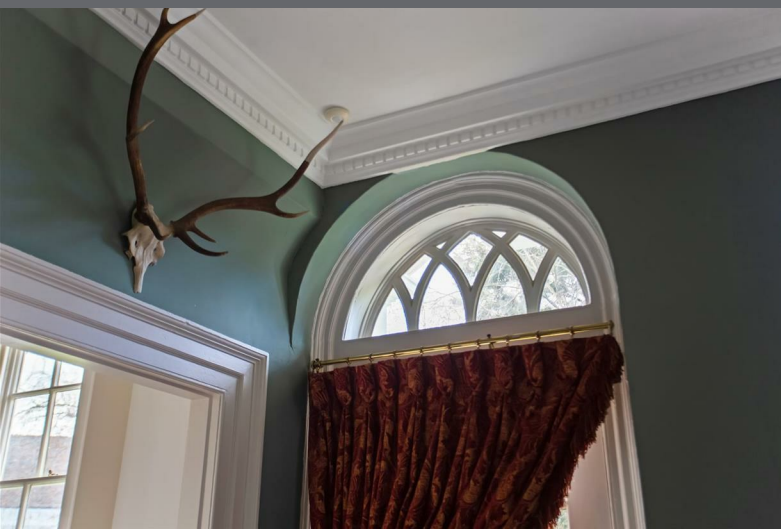
Matt Reynolds
Director



Cleavers Church Lane, Welford On Avon, Stratford-Upon-Avon, CV37 8EL

Set within mature and beautifully landscaped grounds extending to approximately 0.83 acres, Cleavers is a handsome, double-fronted detached home offering a rare combination of historic charm, elegant proportions, and well-executed modern additions. Planning permission is also approved for the current garage to be converted into a separate, four-bedroom dwelling, along with consent for a new open carport.

- Four elegant reception rooms
- Vaulted kitchen/living space & Utility
- Five bedrooms across two upper floors
- Family Bathroom & En-suite Shower Room
- Triple garage with planning to convert to a separate dwelling
 - Planning for new two-bay carport
- Landscaped gardens and private gated driveway Circa 0.83 Acre
- Peaceful conservation area setting in central Welford-on-Avon



4



6



2



0.83
acre(s)

Constructed of brick, laid in a Flemish bond with ashlar dressings and a tile roof, the property is rich in architectural detail - including coped gables and brick end stacks - all of which underscore its historic roots. Tucked away off a no-through lane within the village conservation area, Cleavers enjoys a tranquil position facing the church, while remaining central to village life.

Owned by the current custodians for over two decades, Cleavers has undergone a sensitive scheme of extension and refurbishment, creating a warm, comfortable and highly versatile family home.

A welcoming portico entrance with fanlight opens to a beautifully appointed dining hall,

complete with flagstone flooring, sash windows with shutters and seats, decorative chimney piece, dado rail and ornate cornicing. These elegant period features are echoed in the adjacent drawing room, finished with a wooden floor and sash windows.

To the rear of the house, a striking extension with vaulted ceiling and exposed timbers forms a spectacular kitchen, breakfast and family room — the heart of the home. This space blends traditional cabinetry with a central island and features a tall arched window overlooking the garden, cinema screen area, and French doors opening to the terrace.



Adjoining this central space is a cosy snug, a utility room with rear access, and a library/study fitted with Neville Johnson cabinetry. A graceful central staircase, a signature feature of the home, rises through all floors.

The principal bedroom suite offers a spacious double room with en suite, complemented by a further double bedroom and family bathroom on the first floor. The bathroom includes an integrated TV - a detail reflecting the thoughtful modernisation throughout. The second floor features three further bedrooms and a separate WC.

Approached via automated gates, a sweeping block-paved drive curves around to the rear of the property, where a large paved entertaining terrace adjoins the house. Beyond, the beautifully designed formal gardens offer a sense of tranquillity and seclusion, divided into 'garden rooms' framed by box hedging, mature beech borders and specimen trees.

In the eastern corner of the plot stands a substantial triple garage, formerly incorporating an annexe. This structure is now stripped out and sold with the benefit of full planning permission for conversion into a separate four-bedroom dwelling, along with consent for a new open carport (Planning Ref: 22/03230/FUL).

Cleavers enjoys a privileged setting in Welford-on-Avon, one of Warwickshire's most picturesque and sought-after villages. Offering a thriving community spirit, the village boasts three well-regarded pubs, a shop and garage, an excellent primary school, and a charming riverside location.

The cultural and commercial attractions of Stratford-upon-Avon are just a short drive away, with easy connections to London via Warwick Parkway or Coventry. For leisure, the area features golf courses, racecourses (Stratford, Warwick, Cheltenham), and an excellent selection of state, grammar and independent schools, including King Edward VI Grammar, Shotton Grammar and The Croft Prep.



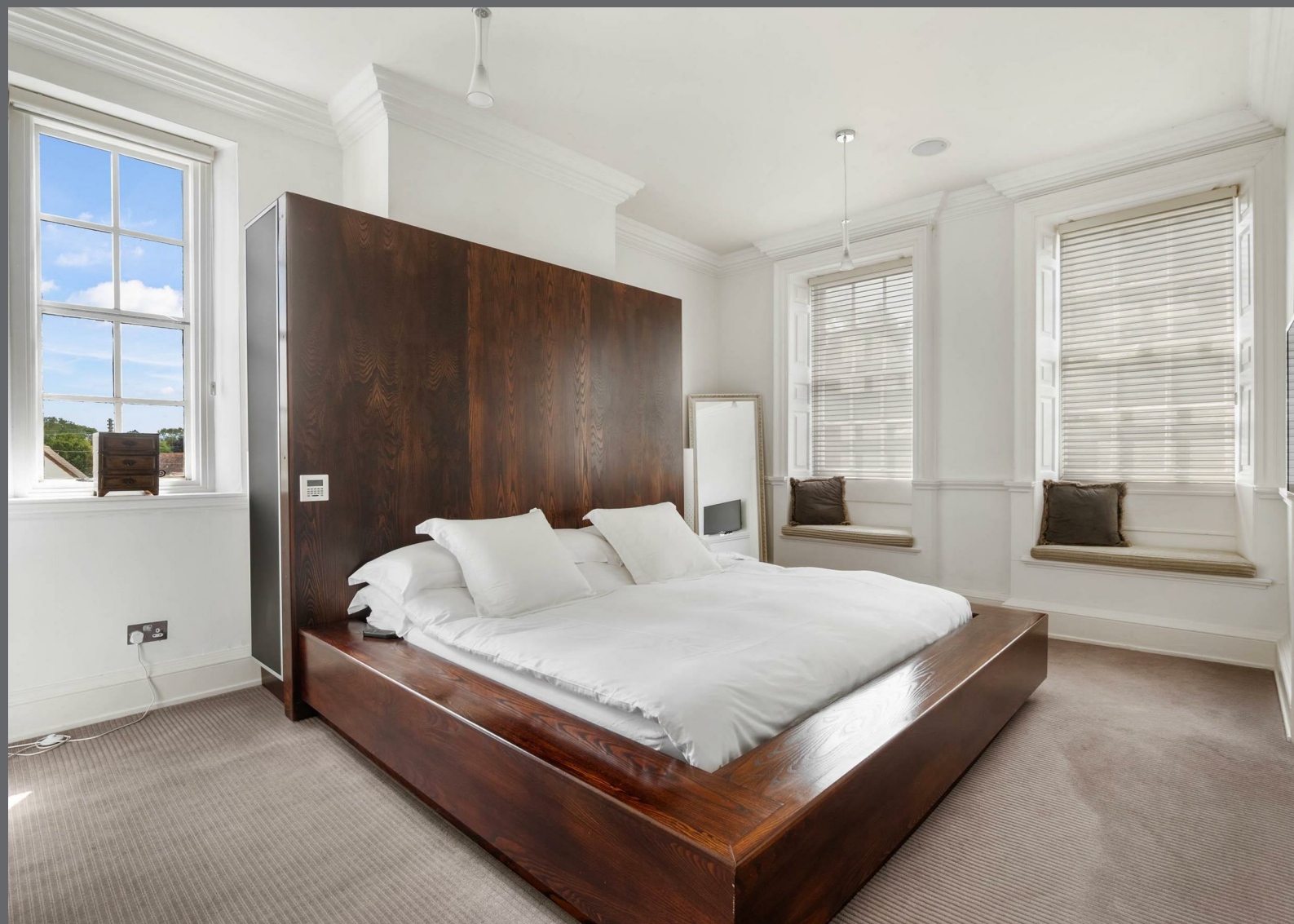


THE LOCATION

The 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.

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.



The Accommodation

Dining Room

5.56m x 5.25m (18'3 x 17'3)

Drawing Room

5.23 x 4.42 (17'2" x 14'6")

Study

3.59 x 2.81 (11'9 x 9'3)

WC

Utility

4.29 x 3.59 (14'1" x 11'9")

Kitchen/Breakfast/Lounge

7.02 x 5.39 (23'0 x 17'8")

Snug

3.74 x 2.70 (12'3" x 8'10")

First Floor

Bedroom One

5.27 x 3.90 (17'3" x 12'10")

En-Suite

Bedroom Two

5.34 x 4.51 (17'6 x 14'10")

Bedroom Three

3.77 x 2.07 (12'4" x 6'9")

Second Floor

Bedroom Four

5.27 x 3.11 (17'3 x 10'2)

Bedroom Five

5.43 x 3.20 (17'10" x 10'6")

Bedroom Six

3.55 x 2.07 (11'8" x 6'9")

Cellar

4.37 x 3.64 (14'4 x 11'11)

Garage

9.96 x 5.51 (32'8" x 18'1")

Storage

3.10 x 1.82 (10'2 x 6'0")

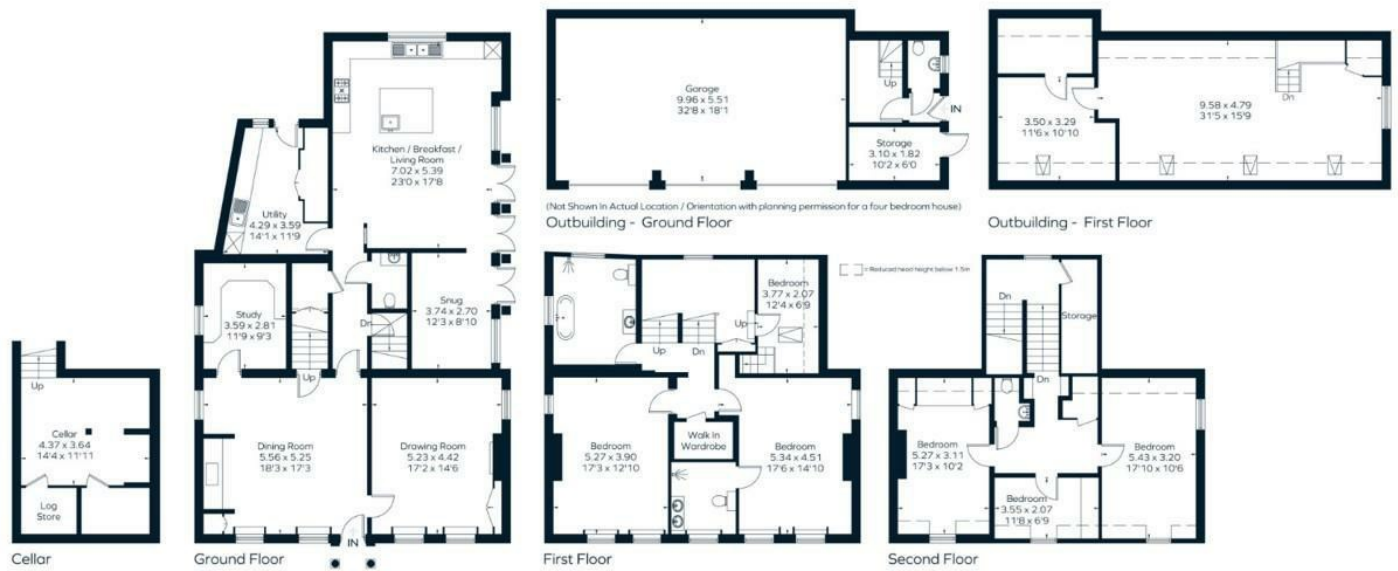
Garage First Floor

9.58 x 4.79 (31'5" x 15'9")

3.5 x 3.29 (11'6 x 10'10")



Approximate Area = 311.4 sq m / 3352 sq ft
 Cellar = 24.1 sq m / 259 sq ft
 Outbuildings = 133.6 sq m / 1438 sq ft (Including Garage)
 Total = 469.1 sq m / 5049 sq ft
 Including Limited Use Area (27.0 sq m / 291 sq ft)





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-upon-Avon, Council Tax Band H

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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