

**VAUGHANREYNOLDS**  
ESTATE AGENTS

Mere Barn Farm, Milcote Road  
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



## Mere Barn Farm, Milcote Road, Welford On Avon, Stratford-Upon-Avon, CV37 8AD

Mere Barn Farm is a truly unique residence – a bespoke-built, contemporary home of architectural distinction, set within a mature one-acre plot and designed to make the very most of its idyllic setting. Constructed in 2013 by a specialist builder and now an award-winning property, the house has matured beautifully, combining timeless elegance with a bold modern form. Its half-hexagon design harmonises perfectly with the landscape, opening up a sunny south-facing aspect across Welford on Avon Golf Course.

- Striking Reception Hall, WC & Cloaks
  - High Quality Breakfast Kitchen
    - Utility / Boot Room
- Open Plan Dining & Seating Area
  - Family Room / Bedroom Four
    - Study/Home Office
    - First Floor Living Room
- Impressive Main Bedroom Suite with Walk In Wardrobe & En-suite
  - Two Further Double Bedrooms
    - Principal Bathroom
- Extensive Mature Grounds Circa 0.77 Acre
  - Triple Carport & Ample Parking





3



4



3



0.77  
acre(s)

### The Property

From the moment you step inside, Mere Barn Farm delights with a seamless flow of spaces. At its heart lies a dramatic double-height dining hall, fully glazed to the rear, flooding the interior with light. A striking winding staircase leads gracefully to the upper floor, setting the tone for the home's sense of openness and style. The bespoke breakfast kitchen is a chef's delight – sleek handleless cabinetry, contrasting granite worktops, a breakfast bar, recessed seating, and a full suite of branded appliances. An informal seating area offers everyday

comfort, while a separate family room provides flexibility as an additional reception or guest bedroom. For those working from home, a dedicated study provides peace and practicality, complemented by a useful utility room, cloakroom and WC.

The first floor is centred around a galleried landing, leading to a dramatic principal lounge. With its 360-degree log burner and wall of glazing and private balcony, this space captures elevated views across the golf course – the perfect retreat for relaxation or entertaining. The main bedroom suite is exceptional: dual-aspect





windows, a private balcony, walk-in wardrobe, and a luxurious ensuite. Two further generous bedrooms and a stylish family bathroom complete the floor. The design is cleverly flexible, allowing buyers to adapt reception and bedroom spaces to their lifestyle needs.

Outside, the grounds extend to around 0.77 acre and are a haven of privacy, with mature boundary trees, interspersed fruit trees, and sweeping lawns. Generous paved terraces provide the perfect setting for alfresco dining, while an extensive gravel driveway leads to a three-bay brick-built carport. In all, Mere Barn Farm offers approximately 2,805 sq ft of living space, plus an additional 576 sq ft carport.

Set on the edge of the highly sought-after village of Welford on Avon, Mere Barn Farm enjoys the perfect blend of rural tranquillity

and village life. Everyday amenities are within easy reach, while Stratford-upon-Avon and the Cotswolds offer world-class leisure, cultural, and recreational opportunities nearby. A home that stands apart, it offers a rare opportunity to own a contemporary property of architectural merit in an established village setting. With its light-filled interiors, versatile layout, and beautifully mature grounds, Mere Barn Farm will particularly appeal to those seeking something truly different.









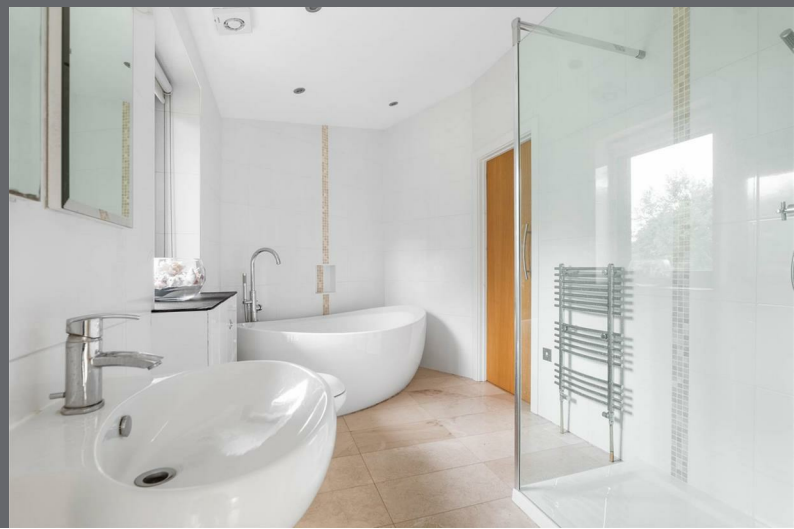


## THE LOCATION

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.





## ACCOMMODATION

### Open Plan Kitchen/Diner

8.66m x 17.42m (28'5" x 57'2")

### Family Room/Bedroom Four

6.08m x 5.11m (19'11" x 16'9")

### Utility

3.81m x 3.40m (12'6" x 11'2")

### WC

### Study

3.81m x 2.16m (12'6" x 7'1")

### Living Room

3.04m x 5.12m (10" x 16'10")

### Bedroom One

5.26m x 8.30m (17'3" x 27'3")

### Dressing Room

### En-suite

### Bedroom Two

4.00m x 3.47m (13'2" x 11'9")

### Bedroom Three

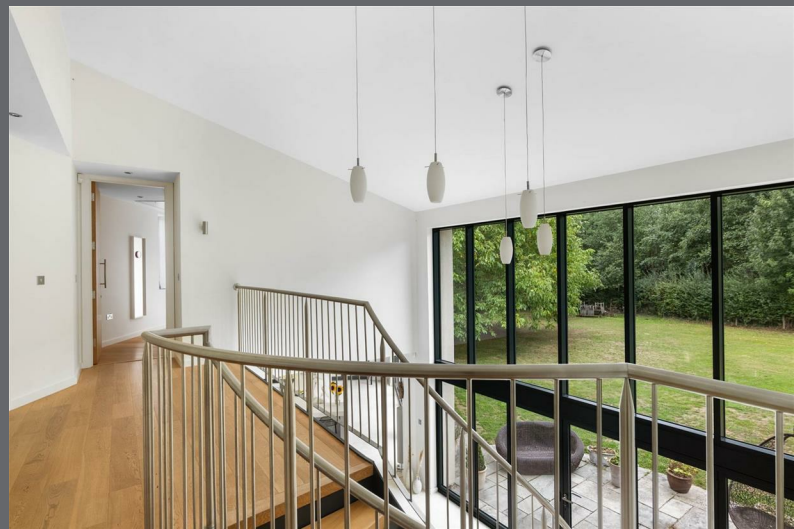
4.00m x 3.42m (12'1" x 11'2")

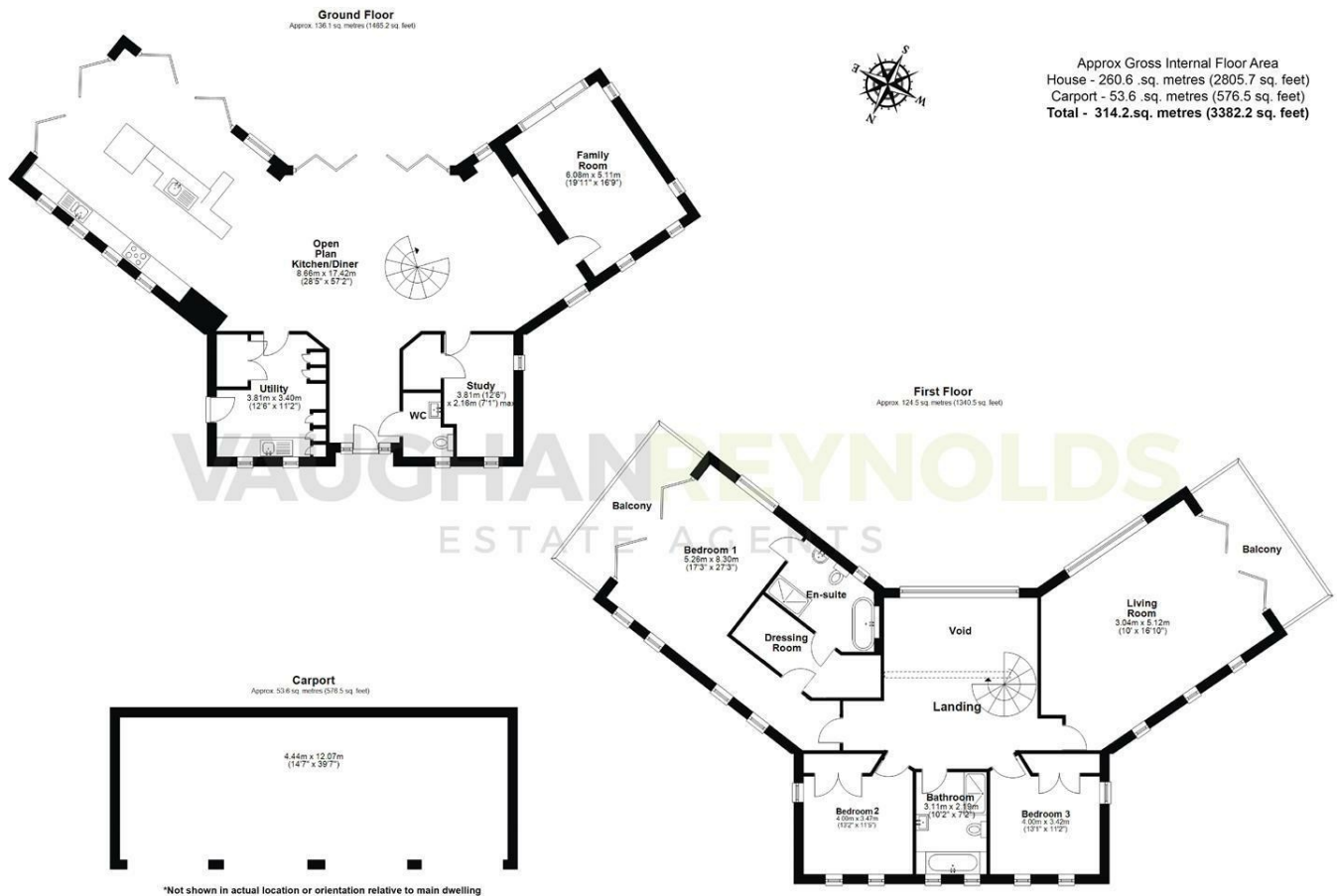
### Bathroom

3.11m x 2.19m (10'2" x 7'2")

### Car Port

4.44m x 12.07m (14'7" x 39'7")





DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

| 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>                            | 78      | 80                      |
| (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 |         |                         |
| England & Wales                             |         | 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, electric and Klargest BioDisc private drainage. Air Source Heat Pump servicing hot water and underfloor heating.

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.

**VAUGHANREYNOLDS**  
ESTATE AGENTS

10 Union Street, Stratford-Upon-Avon, Warwickshire, CV37 6QT  
T: 01789 292659 E: [info@vaughanreynolds.co.uk](mailto:info@vaughanreynolds.co.uk) [vaughanreynolds.co.uk](http://vaughanreynolds.co.uk)