



VAUGHANREYNOLDS
ESTATE AGENTS

4 Welford Chase
Welford-On-Avon, CV37 8GG



The Property

A stunning, two double bedroom park home, situated within an exclusive over 50's development and offered with modern open plan kitchen/diner. Living room, study and two bedrooms both with en-suite. Enclosed garden, off road parking and located in the picturesque setting of Welford-on-Avon

The accommodation briefly comprises: Entrance porch with built in storage, a spacious kitchen/dining area with room for a table and chairs for more comfortable dining. The spacious living room has access to the large decked area at the front of the property. The property enjoys two double bedrooms, both benefiting from en-suite facilities, built in storage and a walk in wardrobe to the principal suite.

Outside - The front aspect is approached by a neatly maintained garden with block paved parking and steps up to a delightful balcony. The rear garden is secluded and private and is a generous size enjoying a large lawned area, patio area and garden store





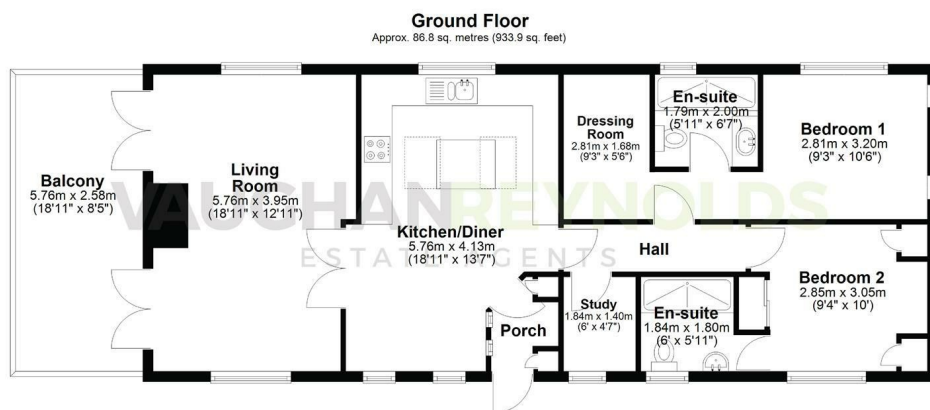
The Location

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.





Total area: approx. 86.8 sq. metres (933.9 sq. feet)

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.

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. Pet Friendly. **Site Fees** (at time of listing) £244.26 per month. Residential license.

Services: All mains services are understood to be connected to the property.

Local Authority: Stratford District Council Tax Band A.

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