



VAUGHANREYNOLDS
ESTATE AGENTS

Woodcroft House, Elizabeth Close
Welford On Avon, CV37 8FF



The Property

Woodcroft House is a striking modern detached home built in 2018 by a highly regarded local developer, celebrated for creating distinctive, bespoke properties finished to an exceptional standard. Combining the charm of a traditional exterior with the convenience of a contemporary layout, the house has been thoughtfully designed to complement modern lifestyles, all within an enviable setting close to the heart of Welford on Avon.

The property is approached via a block-paved driveway with parking for two cars, leading to an attached double garage with electrically operated doors. An inviting reception hall welcomes you inside, giving access to a guest cloakroom and WC. To the front, the elegant living room enjoys a bay window, a feature fireplace with inset log burner, and French doors opening to a pretty enclosed fore garden. A separate study provides an ideal space for home working, while the true centrepiece of the house lies to the rear: an exceptional open-plan kitchen, dining and family room. This aspirational space is flooded with natural light through a bank of bi-folding doors, and features a high-quality fitted kitchen with abundant storage, contrasting quartz work surfaces and branded integrated appliances. A further log burner creates a warm focal point for the dining area, and a useful utility room completes the ground floor accommodation.



Upstairs, a central landing leads to four spacious bedrooms and a beautifully appointed family bathroom with both bath and separate shower. The impressive principal suite boasts a dressing area, a luxurious en-suite bathroom with bath and separate shower, and a Juliet balcony overlooking the garden. Bedroom two benefits from its own en-suite shower room, while the remaining bedrooms are equally generous in size.





Externally, the landscaped rear garden has been designed with low maintenance and enjoyment in mind, featuring an extended terrace patio and an area of artificial lawn, all bordered by mature trees and planting that provide a wonderful sense of seclusion and privacy. From here, a personnel door offers direct access to the garage.

With the remainder of its NHBC warranty still in place, Woodcroft House represents a rare opportunity to acquire a bespoke modern home of exceptional quality, combining timeless design with contemporary living in one of Warwickshire's most desirable villages.

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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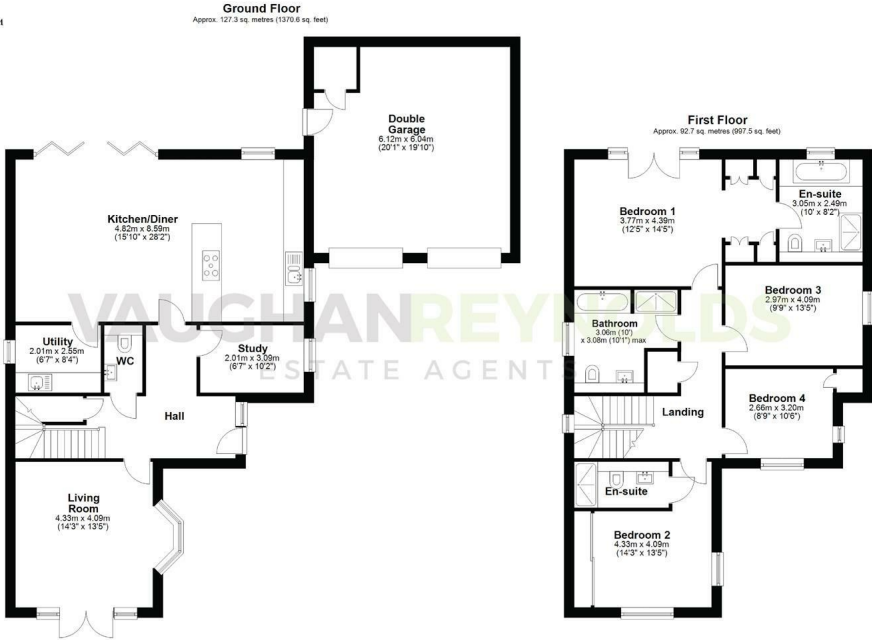
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GENERAL INFORMATION



Total area: approx. 220.0 sq. metres (2368.2 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.

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, drainage and electricity. Ground source heat system, serving hot water and under floor heating throughout 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		93
(81-91) B	86	
(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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