



VAUGHANREYNOLDS
ESTATE AGENTS

Lavender House, Milcote Road
Welford On Avon, CV37 8EH



An Exclusive Collection of Exceptional Homes in the

**** Open Day Launch Event Saturday 25th July
11am to 2pm - No Appointment Necessary ****

Tucked away in the very centre of the sought-after village of Welford on Avon, Welford Gate is an exclusive new development of just five exceptional detached homes, thoughtfully designed and beautifully finished. Blending contemporary luxury with timeless style, each home offers the perfect balance of village charm and modern living — an opportunity rarely found in such a desirable location.

A Home Crafted for Modern Living

This impressive brand new 3/4 bedroom detached home, extending to approximately 2,233 sq ft, showcases exceptional design and attention to detail throughout.

At its heart lies a stunning open-plan kitchen, dining, and family room — an inviting space with a bank of bespoke storage and high-quality integrated appliances, perfect for both entertaining and everyday family life. A separate sitting room with a log burner offers a cosy retreat for quieter moments, and a separate study serves as the ideal home working space. An equipped utility and WC completes the ground floor accommodation.

Upstairs, three generous bedrooms each provide comfort and style, with bedrooms one and two featuring ensuite shower rooms and dressing areas, creating luxurious private sanctuaries, while a third double bedroom and flexible playroom / hobbies room, or fourth bedroom provides versatility to suit your lifestyle, all serviced by a family bathroom.







Step outside from the elegant interior into carefully composed greenery, where paving, planting and perspective work in harmony. Each garden has been designed to reflect the character of its home, balancing privacy and openness with smart use of boundaries and screening.

Quality, Craftsmanship, and Comfort

Every detail of this home has been designed to enhance everyday living.

- High-speed fibre broadband (Openreach) keeps you seamlessly connected.
- An electric car charging point, air source heat system and underfloor heating ensures sustainability.
- Backed by a 10-Year Build-Zone warranty, your investment is protected with complete peace of mind.

Every detail of this home has been designed to enhance

Set within the picturesque grounds of the fully remodelled Weston House, this select enclave of homes enjoys a privileged position within easy walking distance of Welford on Avon's charming village centre. With its welcoming pubs, riverside walks, local shop, and strong community spirit, Welford on Avon is one of Warwickshire's most desirable villages — combining countryside tranquillity with excellent access to Stratford-upon-Avon and the wider Cotswolds.



- 1: Meadow
- 2: Lavender
- 3: West
- 4: Jasmine
- 5: Bluebell

Welford Gate – Where Quality Meets Character

With an exceptional craftsmanship, high specification, and unrivalled setting, this is more than just a home - it's a lifestyle. Discover your place at Welford Gate, Welford on Avon.



3



4



3



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: Electric, water and drainage are understood to be connected to the property. Heating is Air Source heat pump.

Local Authority: Stratford, Council Tax Band New Build

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 CV37 6QT
T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk



GROSS INTERNAL AREA
FLOOR 1: 1032 sq.ft, 96 m², FLOOR 2: 1121 sq.ft, 104 m²
EXCLUDED AREAS: GARAGE: 186 sq.ft, 17 m²
TOTAL: 2153 sq.ft, 200 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.