



VAUGHANREYNOLDS
ESTATE AGENTS

16 Badgers Close
Welford On Avon, CV37 8FA



The Property

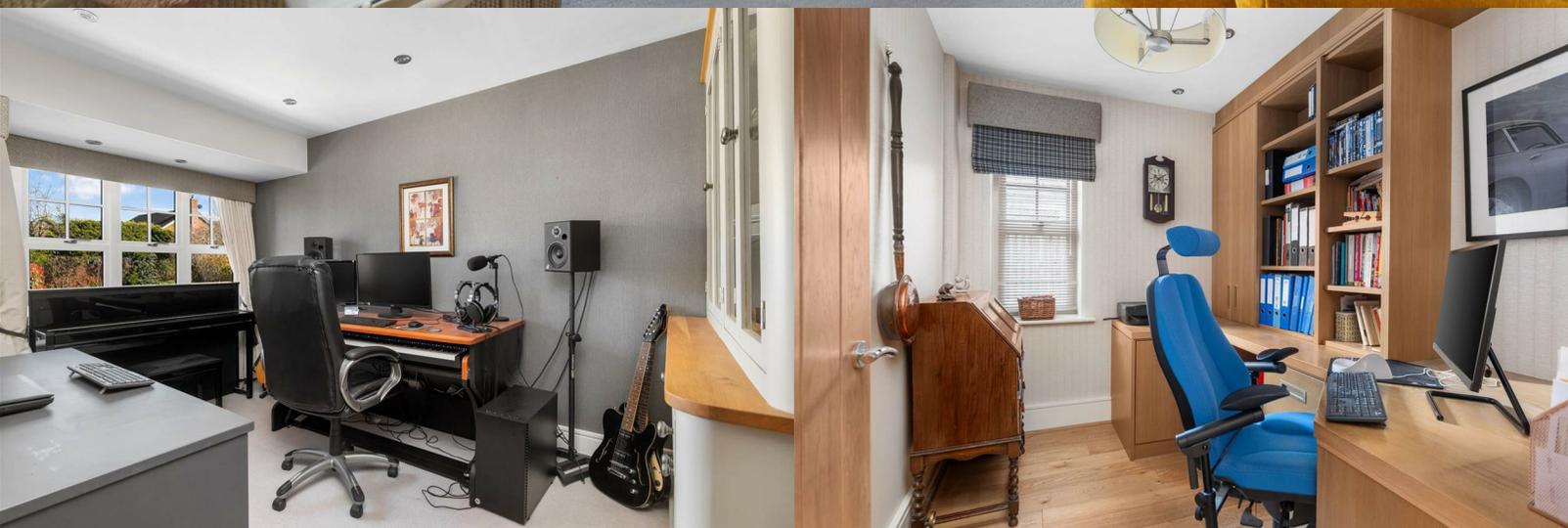
This exceptional detached residence forms part of an exclusive development of just 15 homes, constructed in 2016 by Spitfire Homes. Occupying a prominent outward-facing position in the heart of the village, the property has been meticulously maintained and thoughtfully enhanced by the current owners, offering a true turnkey opportunity. It combines spacious, modern living with convenient access to local amenities and excellent connections to Stratford-upon-Avon and the Cotswolds.

Set back from the road behind a generous frontage, the home opens into an inviting entrance hall featuring solid wood flooring, bespoke storage, a cloaks cupboard, and oak panelled doors leading to the principal rooms.

There are three well-proportioned reception rooms, including a generous lounge with bifold doors opening onto the rear garden and a feature fireplace with inset log burner, creating a warm and cosy focal point. A separate dining room with bay window overlooks the front aspect, while a dedicated study is fitted with bespoke storage and a work desk by Hammond.

The standout feature of the home is the impressive open-plan family dining kitchen. Thoughtfully zoned for cooking, dining, and relaxing, it is perfectly suited to modern, sociable living. Tiled flooring flows throughout, and two sets of bifold doors provide seamless access to the outdoor space. The kitchen itself is beautifully appointed with HATT fitted units, contrasting quartz work surfaces, and a range of high-quality integrated appliances. A separate utility room and guest WC add further practicality.

Upstairs, a central landing with a large walk-in storage/wardrobe and loft access leads to four well-appointed bedrooms. Originally designed as five bedrooms, the layout has been reconfigured to create a particularly spacious principal suite, complete with air conditioning and a luxurious en-suite shower room. Bedroom four is currently arranged as a dressing room with bespoke Hammond wardrobes, while the principal bathroom is stylishly fitted with a contemporary suite including a panel bath, separate shower enclosure, WC, and wash hand basin.







Externally, the property sits comfortably within a mature and well-established plot, enjoying a desirable westerly aspect to the rear. The private landscaped garden is predominantly laid to lawn, bordered by well-stocked herbaceous beds that provide colour and interest throughout the seasons. A covered seating area offers a sheltered space for relaxation, while a generous paved terrace creates the perfect setting for alfresco dining and entertaining.

To the front, a smart resin-bound driveway provides ample off-road parking for up to five vehicles and leads to an attached double garage, complete with power, lighting, and two electrically operated up-and-over doors

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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GENERAL INFORMATION

Approximate Area = 181.4 sq m / 1952 sq ft
 Garage = 33.1 sq m / 357 sq ft
 Total = 214.5 sq m / 2309 sq ft



Drawn for illustration and identification purposes only.
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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. There is an annual estate charge of £160 per annum.

Services: Mains water, drainage and electric are understood to be connected to the property. No gas. There is underfloor heating to the ground floor - Air Source heat pump.

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			92
(81-91) B		84	
(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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