



VAUGHANREYNOLDS
ESTATE AGENTS

Larkstoke, 3 Home Farm Barns, Barton Road
Welford On Avon, CV37 8HG



The Development

Being located within a prime semi rural location towards the fringe of Welford on Avon village, this bespoke collection of new homes offers cutting edge design and modern technology, nestled in an elevated position commanding views over the surrounding countryside and beyond. Thoughtful architectural design reflects the agricultural origins of the site, resulting in a welcoming, ergonomic flow of stylish and versatile living space, supported by high quality finishes and exceptional eco credentials.

It's in the Detail!

Kitchen

Custom built, high quality kitchens with a range of branded appliances

Utility

Custom built to complement kitchen

Principal Bathroom & En Suite

- White sanitary ware
- Illuminated, mirror cabinet to bathrooms
- Full height ceramic wall tiling by Porcelanosa
- Multi rail chrome towel rail on separate system with thermostatic valve, linked to centralised timeclock

Internal Finishes

- Bespoke oversized front door
- Underfloor heating throughout
- High quality internal doors
- Range of floor finishes to living and communal spaces
- High quality aluminium windows and sliding doors
- Carpets to bedrooms
- Walk in wardrobe units included to principal bedroom





Electrical & Lighting

- Contemporary flat plate sockets throughout
- LED lighting throughout
- 5 amp lighting circuits to living room, kitchen family room and master
- External LED feature lighting

Environmental Details

- 'A' Rated Appliances
- Dual flush mechanisms (WC's)
- Energy efficient thermostatically controlled underfloor heating via A rated Air Source Heat Pump
- High quality aluminium windows providing high level of thermal insulation
- High level of insulation to roof and walls
- PIR sensors to external lighting

Security & Peace of Mind

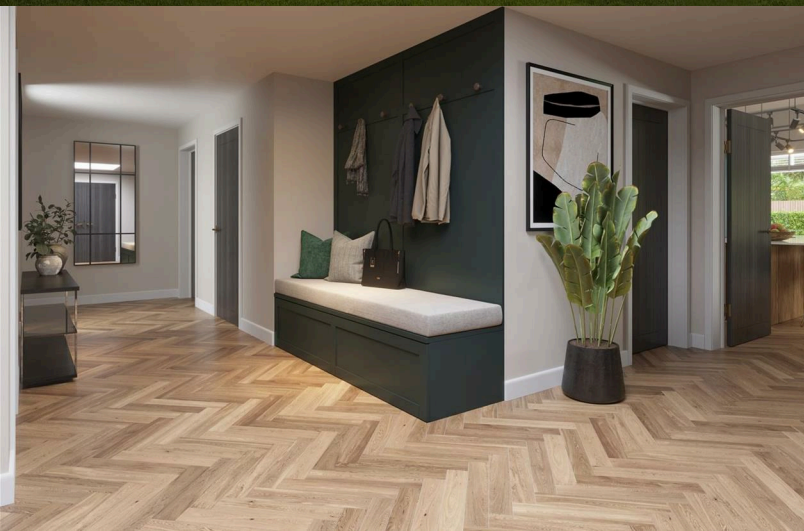
- 10 year Buildzone Structural Warranty
- External PIR sensors to lights
- Ring doorbell and alarm system

External Detail

- Turfed front and rear gardens
- High quality patio and paths
- Bespoke perimeter fencing
- External waterproof electric socket and garden tap

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.



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, electricity are understood to be connected to the property. Airsource heat pump. Private sewerage treatment plant.

Local Authority: Stratford-upon-Avon, Council Tax Band TBA

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