



VAUGHANREYNOLDS
ESTATE AGENTS

Apartment 4, Welcombe Grange, Benson Road
Stratford upon Avon, CV37 6UU



The Property

Set within an exclusive and leafy setting on the edge of town, 4 Welcombe Grange, Benson Road offers an exceptional opportunity to acquire a beautifully maintained luxury apartment in one of Stratford-upon-Avon's most desirable locations.

Constructed in 2006 by a highly regarded developer, this elegant first-floor residence forms part of a striking purpose-built development that perfectly balances modern comfort with timeless appeal. Having been cherished as a second home since new, the apartment has seen minimal use and retains a wonderfully fresh, almost "as new" feel throughout.

Accessed via both lift and stairs, the apartment welcomes you into a spacious and inviting hallway complete with useful built-in storage. The sense of light and space is immediately apparent, flowing through to a generous living room where elevated views stretch pleasantly towards the town, creating a relaxing and airy atmosphere.

At the heart of the home lies a well-appointed dining kitchen, thoughtfully designed and fully equipped—ideal for both everyday living and entertaining. The accommodation continues with three versatile bedrooms, offering flexibility for guests, a home office, or additional reception space. The principal bedroom benefits from its own en-suite, while a stylish main bathroom serves the remaining rooms.

Practicality is equally well considered, with secure gated basement parking providing two generous allocated spaces, along with a useful private storage area.

Outside, residents enjoy access to beautifully maintained communal gardens—perfectly manicured and offering a peaceful retreat. The location is a true highlight, with the town centre within easy reach and the stunning Welcombe Hills Nature Reserve quite literally on your doorstep, offering an enviable lifestyle of convenience and natural beauty.







A rare combination of space, setting, and quality—this is a truly special home and, quite simply, a real gem.

The Location

Stratford-upon-Avon is internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre. It attracts almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town which provides South Warwickshire with a wide range of national and local stores, fine restaurants, a good choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, swimming pool and leisure centre, race course, the nearby north Cotswold Hills as well as the River Avon for anglers and boating enthusiasts.

The town is well served by trunk road/motorway and rail communications with regular train services to Birmingham Moor Street and London Marylebone (via Warwick Parkway/Leamington Spa stations), whilst junction 15 of the M40 motorway is situated within about 15 minutes drive. Birmingham International Airport, the National Exhibition and Agricultural Centres and International Convention Centre are all located in under one hour's travel whilst other well known business centres including Warwick & Leamington Spa, Coventry, Evesham, Redditch and Solihull are all readily accessible.





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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 Share of Freehold with vacant possession upon completion of the purchase.

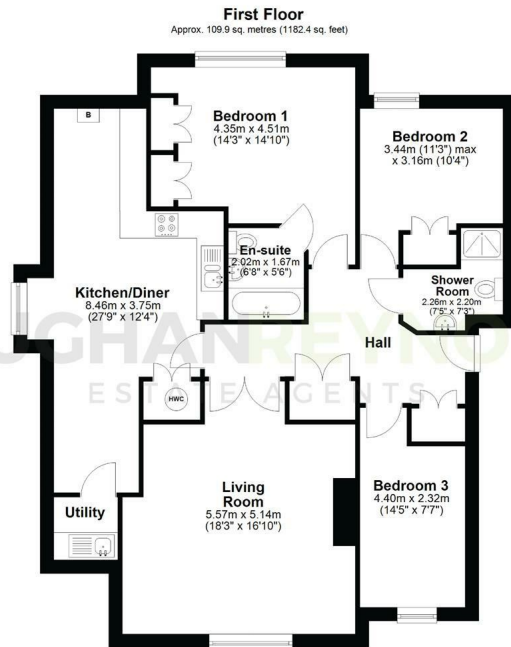
Service Charge £3596 per annum (March 2025 - March 2026)

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

Local Authority: Stratford, Council Tax Band G

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.

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Total area: approx. 109.9 sq. metres (1182.4 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	83
(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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