



**VAUGHANREYNOLDS**  
ESTATE AGENTS

4 Chapel Close  
Welford On Avon, CV37 8QJ



## The Property

Tucked away within an exclusive and highly regarded close of quality homes, this exceptional double-fronted modern residence offers an outstanding blend of elegance, versatility and contemporary village living. Thoughtfully improved and enhanced by the current owners, the property now presents a beautifully curated interior of impressive proportions, perfectly suited to growing families and discerning downsizers alike.

From the moment you step into the welcoming reception hall, the sense of space and quality is immediately apparent. A cloaks cupboard, guest WC and staircase rising to the first floor create a stylish and practical introduction to the home.

Designed with modern lifestyles in mind, the ground floor offers an abundance of flexible living space. A dedicated study provides the ideal environment for home working, although equally suited as a gym or hobby room. To the front of the property, a further reception room offers excellent versatility and flows effortlessly into the cosy sitting room, where an inset log burner creates a warm and inviting focal point.

An opening seamlessly leads into a superb conservatory dining room, beautifully connecting the indoor and outdoor spaces and creating a wonderful setting for entertaining throughout the seasons. This light-filled space in turn links to the impressive breakfast kitchen, thoughtfully fitted with a comprehensive range of contemporary cabinetry, contrasting granite work surfaces, integrated appliances and a sociable breakfast bar. A separate utility room adds further practicality.

To the first floor, the generous accommodation continues with four beautifully proportioned bedrooms. Two enjoy the luxury of en-suite facilities, while a stylish principal bathroom serves the remaining bedrooms.

Outside, the landscaped rear garden has been expertly designed for year-round enjoyment, featuring raised planted beds, thoughtfully positioned seating areas and low-maintenance artificial lawn. Personnel door to the rear of the garage adds convenience, while the oversized garage provides excellent storage alongside parking potential. Electric charging point on driveway.

To the front, a double-width driveway offers ample off-road parking beside an attractive lawned fore garden.







Combining refined interiors, versatile accommodation and a highly desirable village setting, this is an incredibly appealing home that perfectly balances comfort, style and practicality.

### 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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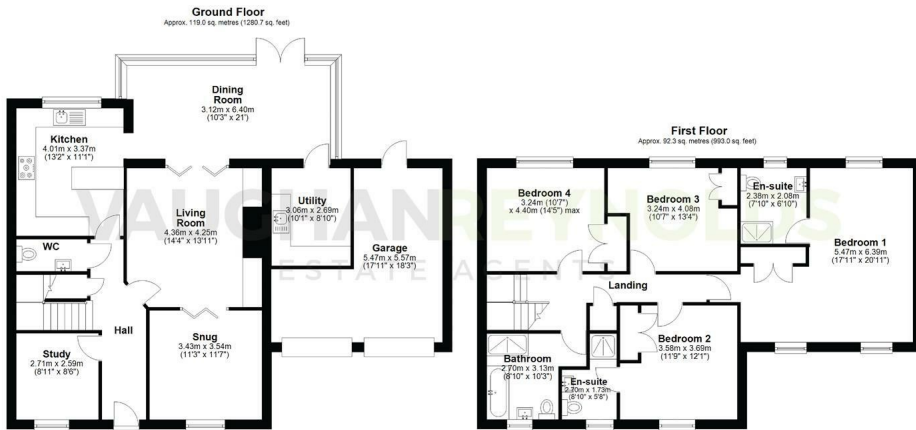


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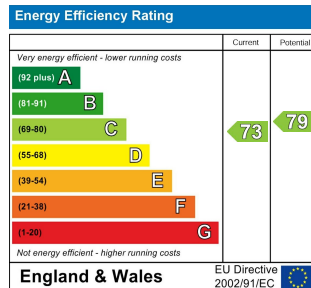


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Total area: approx. 211.2 sq. metres (2273.7 sq. feet)  
 DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



## 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 electricity, water and drainage. LPG gas metered - shared gas tank with no. 2 Chapel Close.

Local Authority: Stratford, Council Tax Band G

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