



VAUGHANREYNOLDS
ESTATE AGENTS

5 Headland Close
Welford On Avon, CV37 8EU



The Property

Beautifully enhanced and thoughtfully extended over the years, 5 Headland Road is a spacious family home that combines generous living space with a stylish, turnkey finish. Situated in the heart of the highly sought-after village of Welford-on-Avon, the property enjoys all the advantages of village life, with excellent local amenities, countryside walks and a strong sense of community right on the doorstep.

The property is approached via a generous block-paved driveway, providing ample off-road parking for multiple vehicles. Steps lead to an enclosed entrance porch with a convenient guest WC, setting the tone for the well-planned accommodation beyond.

At the heart of the home is a superb through lounge, a light-filled and welcoming space benefitting from dual-aspect glazing and French doors opening onto the rear garden. A charming stone fireplace with open hearth creates a focal point, whilst wood flooring adds warmth and character throughout.

The dining kitchen forms the true hub of the home, offering an ideal space for both everyday family life and entertaining. This sociable room seamlessly connects to a versatile conservatory and a further reception room, currently used as a children's playroom but equally suited to a home office, snug or hobby room. A practical utility room provides valuable additional storage and workspace.

To the first floor, a central landing leads to three well-proportioned bedrooms and a contemporary family bathroom, finished to a modern standard. Stairs continue to a useful loft room, complete with a Velux roof window, offering flexible accommodation to suit a variety of needs.

Outside, the generous rear garden is a standout feature of the property. A raised decked seating area provides the perfect vantage point for relaxing or entertaining, overlooking an expansive lawn bordered by mature, well-stocked planting. The established gardens create a wonderful sense of privacy and seclusion, making this an ideal outdoor space for both families and keen gardeners alike.







Offering spacious, versatile accommodation, modern styling and an enviable village-centre location, 5 Headland Road presents an excellent opportunity to acquire a superb family home in one of South Warwickshire's most desirable villages.

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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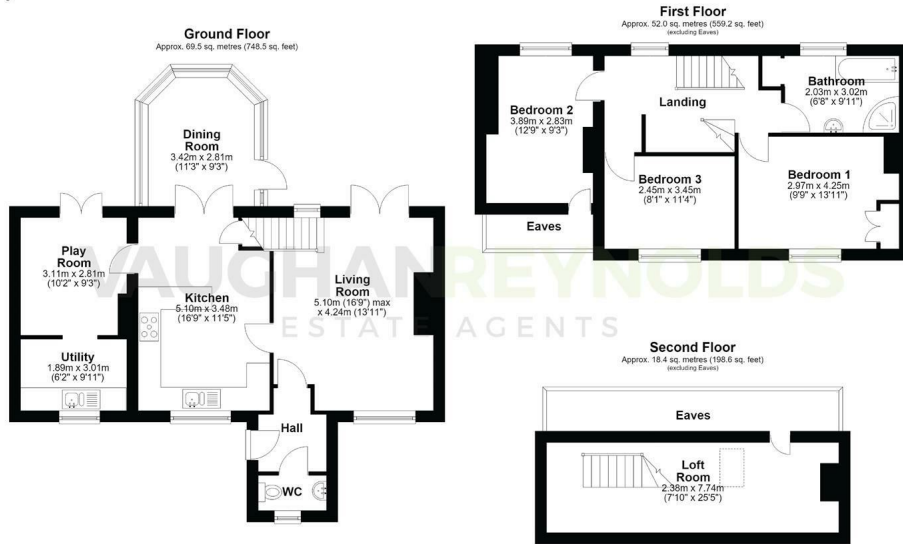
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GENERAL INFORMATION



Total area: approx. 139.9 sq. metres (1506.3 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.

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. N.B. Some of the images used may have been enhanced using CGI.

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 and drainage. Oil fired central heating.

Local Authority: Stratford, Council Tax Band C

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