



**VAUGHANREYNOLDS**  
ESTATE AGENTS

Home Farm Barns, Barton Road,

£900,000

## 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, effortlessly nestled in an elevated position commanding views over the surrounding countryside and beyond. Immense thought has gone into the architecture, to embrace the original agricultural origins of the site, and the core investment will be in creating a welcoming, ergonomic flow of stylish and versatile living space, supported by high quality finishes and exceptional eco credentials.

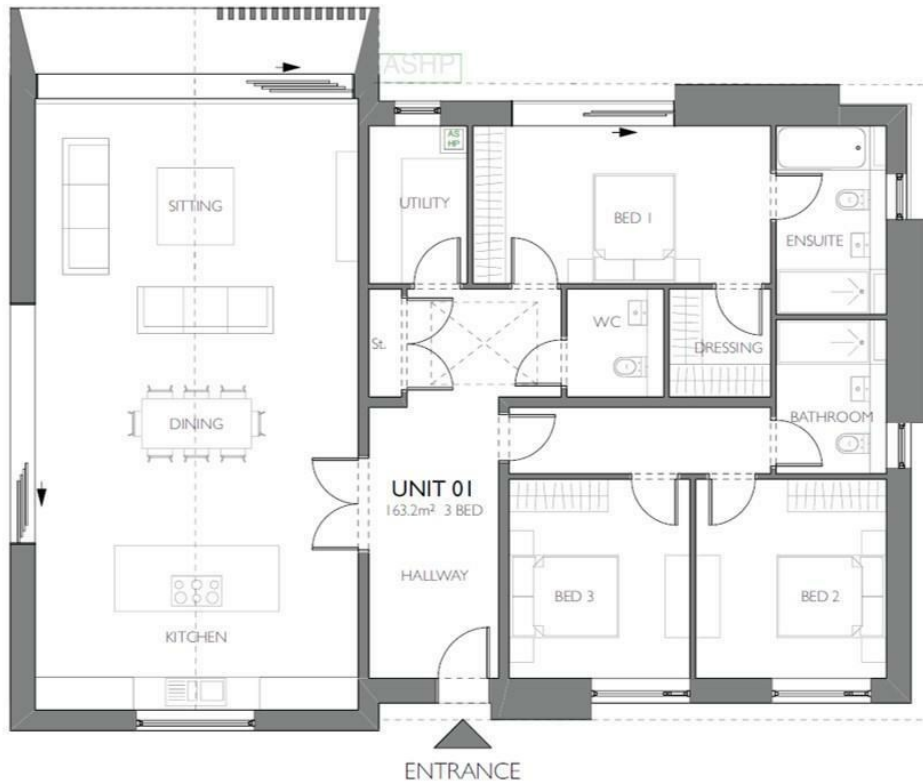
The development comprises four striking three and four bedroom detached single storey homes, with prices ranging from £900,000 to £1,300,000. The anticipated completion date for the site will be Autumn/Winter 2024, however the developer is willing to work with the new owners (subject to T's & C's), to spec the interior finish to their preferred requirements (restrictions/limitations apply - none refundable deposit required in advance). Alternatively, the developer will complete the house to their own high specification and offer a turn key home for the new custodians.

For more information or to discuss the option of reserving your plot today, please contact Vaughan Reynolds - Sole selling agents.

## It's in the Detail!

### Kitchen

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



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

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

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. To complete our quality service, VaughanReynolds is pleased to offer free valuations. Please contact the office on **01789 292659** to make an appointment.

VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in his employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

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