



VAUGHANREYNOLDS
ESTATE AGENTS

16 Badgers Close
Welford On Avon, Stratford-Upon-Avon, CV37 8FA



The Property

Forming part of a select modern development of just 15 properties constructed in 2016 by Spitfire Homes, this detached home occupies a prominent position with an outward facing plot in the heart of the village. Having been meticulously maintained and further enhanced by the current owners, the accommodation is beautifully presented and affords a turn key opportunity for a buyer wishing to acquire a spacious home within easy access of the village amenities and those further afield in nearby Stratford upon Avon and the Cotswolds

Being set back from the road beyond a generous frontage, the internal accommodation in brief comprises; An inviting entrance hall with solid wood floors, bespoke storage, cloaks cupboard and oak panelled doors off. There are three reception rooms, comprising a generous lounge with bifold doors to rear and a feature fireplace with inset log burner, serving as a cosy focal point. Separate dining room with bay window to front and a useful study, fitted with a range of Hammond bespoke storage work desk.

The heart of this home is without doubt the impressive open plan family dining kitchen. Zoned to accommodate dining, seating and a fully equipped kitchen, this space is ideal for those wishing to embrace a more sociable lifestyle. There are tiled floors throughout linking the areas together and two sets of bifold doors that lead seamlessly to the outside space. The kitchen is beautifully appointed with a range of HATT fitted units, contrasting quartz worksurfaces over and a bank of branded integrated appliances. There is also a useful utility room and guest WC.

To the first floor, a central landing boast a large walk in storage cloakroom wardrobe and access to the loft and further provides access to each of the four well appointed bedrooms. Formally, there were five, but the main bedroom equipped with air-conditioning has been extended into the fifth bedroom, offering a luxurious space and spacious en-suite shower room. Bedroom four currently is fitted out by Hammond as a dressing room with a bank of bespoke wardrobes and the principal bathroom is equally well appointed with a modern suite comprising a panel bath, separate shower enclosure, WC and wash hand basin







Externally, the property sits well within its mature plot, enjoying a due west orientation to rear, where the landscaped garden is laid mainly to lawn, with well stocked herbaceous borders, covered seating area and a generous paved patio ideal for alfresco dining. To the front, a resin bound driveway provides ample parking for five cars and access to an attached double garage, with power, lighting and two electrically operated doors to front.

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, plus Alcester Grammar School in nearby Alcester, all with coach transport available from the village.



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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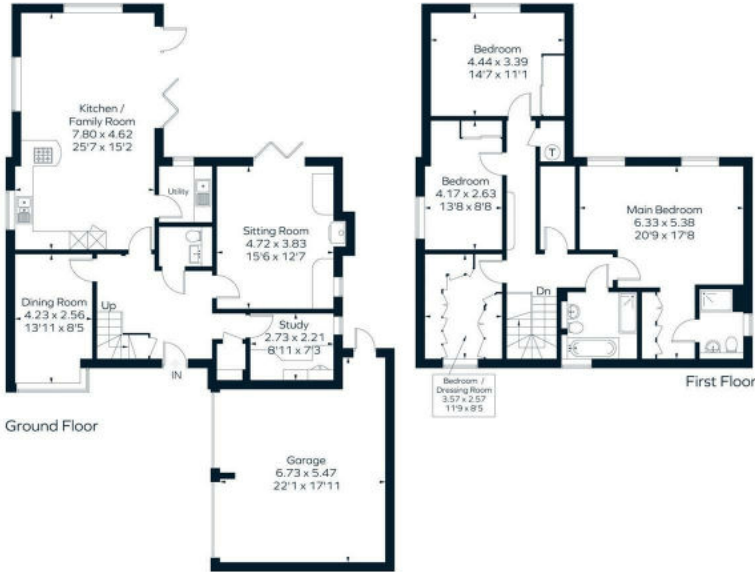


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GENERAL INFORMATION

Approximate Area = 181.4 sq m / 1952 sq ft
 Garage = 33.1 sq m / 357 sq ft
 Total = 214.5 sq m / 2309 sq ft



Drawn for illustration and identification purposes only.
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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.

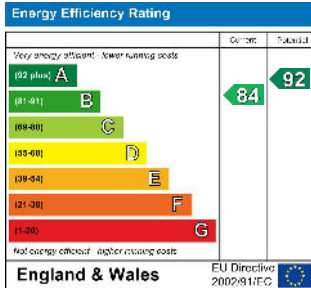
Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase. There is an annual estate charge of approximately £160 per annum.

Services: Mains water, drainage and electric are understood to be connected to the property. No Gas. There is under floor heating to the ground floor - Air source heat pump. Local Authority: Stratford, Council Tax Band G

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