

**VAUGHANREYNOLDS**  
ESTATE AGENTS

Orchard Lodge, Duck Lane  
Welford On Avon

# About us

We are a dynamic independent agency with an excellent established reputation, selling property for clients in Stratford-upon-Avon and surrounding villages.

The directors Peter Vaughan, Ginny Vaughan and Matt Reynolds have many years' experience collectively and are well placed to advise clients on all property matters from the sale of residential property, advice on planning and development and marketing of New Homes.

We are very proud of our fabulous sale team who work hard to forge the personal contact and trust which is so important to helping our clients through the process.

In addition to great people, we believe in great marketing and in a very flexible approach to new initiatives, including video tours, social media coverage and high quality photography provided by a full-time member of our team. We also work hard with our colleagues at our Mayfair office to ensure the broadest possible national and international coverage.

We would love to advise you on what we can do to help with your property transaction so please get in touch.



Peter Vaughan  
Director



Ginny Vaughan  
Director



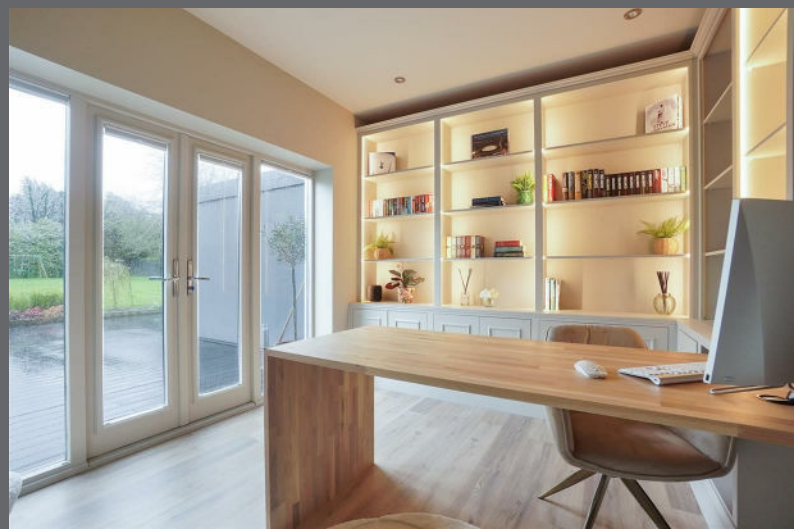
Matt Reynolds  
Director



## Orchard Lodge, Duck Lane, Welford On Avon, Warwickshire, CV37 8QD

Occupying a delightful, established setting along a quiet, no-through road in the heart of Welford-on-Avon a picturesque village towards the outskirts of Stratford-upon-Avon. This architect-designed home boasts an array of highly versatile accommodation over three floors, including a self-contained annexe, and enjoys a beautifully presented interior finish throughout, blending a classic design with modern refinement and stylish flair.

The attention to detail is second to none, with bespoke fitted kitchen, contemporary bathrooms and chic décor. The design and flow of accommodation works incredibly well and provides an element of sociable, open plan living, together with the benefit of separate spaces to suit modern family needs, increasing versatility and its appeal to a wide demographic of buyer. In addition, planning has been approved to further extend the ground floor space, adding a large home gym / leisure complex and small extension to the study 20/01291/FUL.



	
5	6
	
5	0.80 acre(s)

This impressive detached home occupies a generous plot extended to approximately 0.8 acre and is sat back from the road beyond a landscaped fore garden and electrically operated security gates, with remote access and security intercom point. The extensive driveway area provides parking for dozens of vehicles of all sizes and leads to an attached tandem garage which has electrically operated doors to front. There is gated access to both sides of the property which sits centrally to the plot and a striking oak framed canopy porch provides a welcoming first impression to this wonderful home.

When entering the property you are greeted by an impressive double height, vaulted reception

hall, with oak and glazed balustrade and gallery landing above, modern flooring with underfloor heating throughout the ground and first floors.

There are three good size reception rooms, a large, open plan dining kitchen which has recently been remodelled and designed with high quality fittings and modern finishes and this links through to a useful utility room and onward to a separate staircase leading to the first floor annexe.

To first floor of the main house, there are three double bedrooms and a recently refitted principal bathroom. The master suite boast impressive proportions and includes a walk in dressing room and high quality en-suite bathroom. The guest bedroom also has an en-suite shower room.



To the second floor, there is a large reception space that services two further double bedrooms, also accompanied by a modern bathroom. A great teenage suite or guest suite. Viewing is strongly recommended to fully appreciate the standard and scale of accommodation on offer.

#### Reception Hall

An impressive space with double height vaulted ceiling, galleried landing with glazed and oak balustrade, wood effect flooring throughout and solid oak doors off.

#### Guest WC / Cloaks

Comprising low level WC, wash hand basin and complimentary tiling.

#### Sitting Room 24'3" x 16'10" (7.39m x 5.13m)

A spacious dual aspect room with French door set to garden and central feature fireplace with log burner surrounded by bespoke shelving.

#### Study / Home Office 9'11" x 12'2" (3.02m x 3.71m)

A bespoke fitted additional room for those who work from home with French door set to garden.

#### Kitchen/Breakfast Room 30'10" x 16'11" (9.4m x 5.1)

A wonderful open plan room with ample space for a dining table and chair or relaxed seating area, fitted with a comprehensive range of storage, complemented by solid wood, hand painted door fronts and contrasting granite work surfaces over. Built-in appliances include a range cooker, fridge, freezer, dishwasher and wine cooler, all centred around a large island and breakfast bar.

#### Garden Room 18'5" x 13'1" (5.61m x 3.99m)

With feature vaulted ceiling and glazed elevation with doors to garden.

#### Utility Room

Fitted with additional storage and providing space for a washing machine and dryer. Door to garden and access to:





### Inner Lobby

Having door to front, personnel door to the garage and staircase rising to the annexe.

### First Floor Accommodation

#### Galleried Landing

With solid oak and glazed balustrade, stairs to the second floor and solid oak doors off.

#### Main Bedroom 14'11" x 16'10" (4.55m x 5.13m)

A superb principal suite with views of the garden to rear, large walk in dressing room (formally bedroom 5) and a luxury en-suite bathroom.

#### Guest Bedroom 14'7" x 16'11" (4.44m x 5.16m)

Having window to rear overlooking garden, a bank of fitted wardrobes and en-suite shower room.

#### Bedroom Three 13'4" x 16'11" (4.06m x 5.16m)

Having a window to front and fitted double wardrobe.

#### Principal Bathroom

A high quality finish with panel bath, separate shower, WC, wash hand basin and complimentary tiling throughout.

#### Second Floor Accommodation

#### Upper Lounge 15'4" x 25'7" (4.67m x 7.8m)

A generous vaulted room providing a perfect additional living space, combining the upper floor rooms to create a luxurious suite for guests or a dependant relative.





#### Bedroom Four 24'2" x 16'10" (7.37m x 5.13m)

A dual aspect double bedroom with eves storage and feature vaulted ceilings.

#### Bedroom Five 23'0" x 16'11" (7.01m x 5.16m)

A dual aspect double bedroom with fitted wardrobe and feature vaulted ceiling.

#### Bathroom

Fitted with a modern white suite comprising panel bath, separate shower, WC and pedestal wash hand basin.

#### Externally

There are extensive mature gardens that surround all sides of the property affording a pleasant enclosed feel with a great level of privacy and sense of seclusion. An expanse of paving links the reception rooms and provides the ideal space for alfresco dining. Rolling lawns extend to the boundary with mature planted trees and shrubs interspersed throughout. In all the plot extends to approximately 0.8 acre.

#### Annexe 28'3" x 17'2" (8.61m x 5.23m)

A fantastic self-contained space, with private access comprising a large open plan studio with fully equipped kitchen and modern shower room. This space could serve as overflow accommodation to the main house, provide the perfect home office facility or be utilised a holiday let/AirBnB to subsidise income.

#### Triple Garage 28'3" x 17'2" (8.61m x 5.23m)

Having three electrically operated doors to front, light, power and personnel door to an inner lobby.

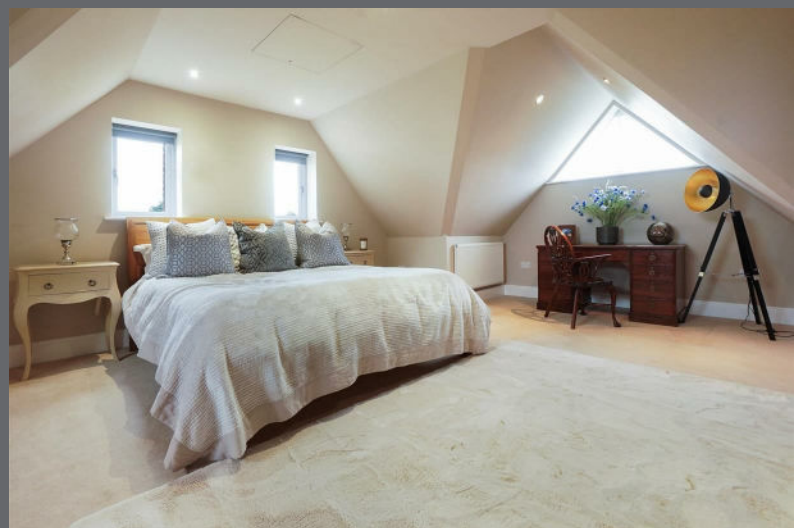
#### Location

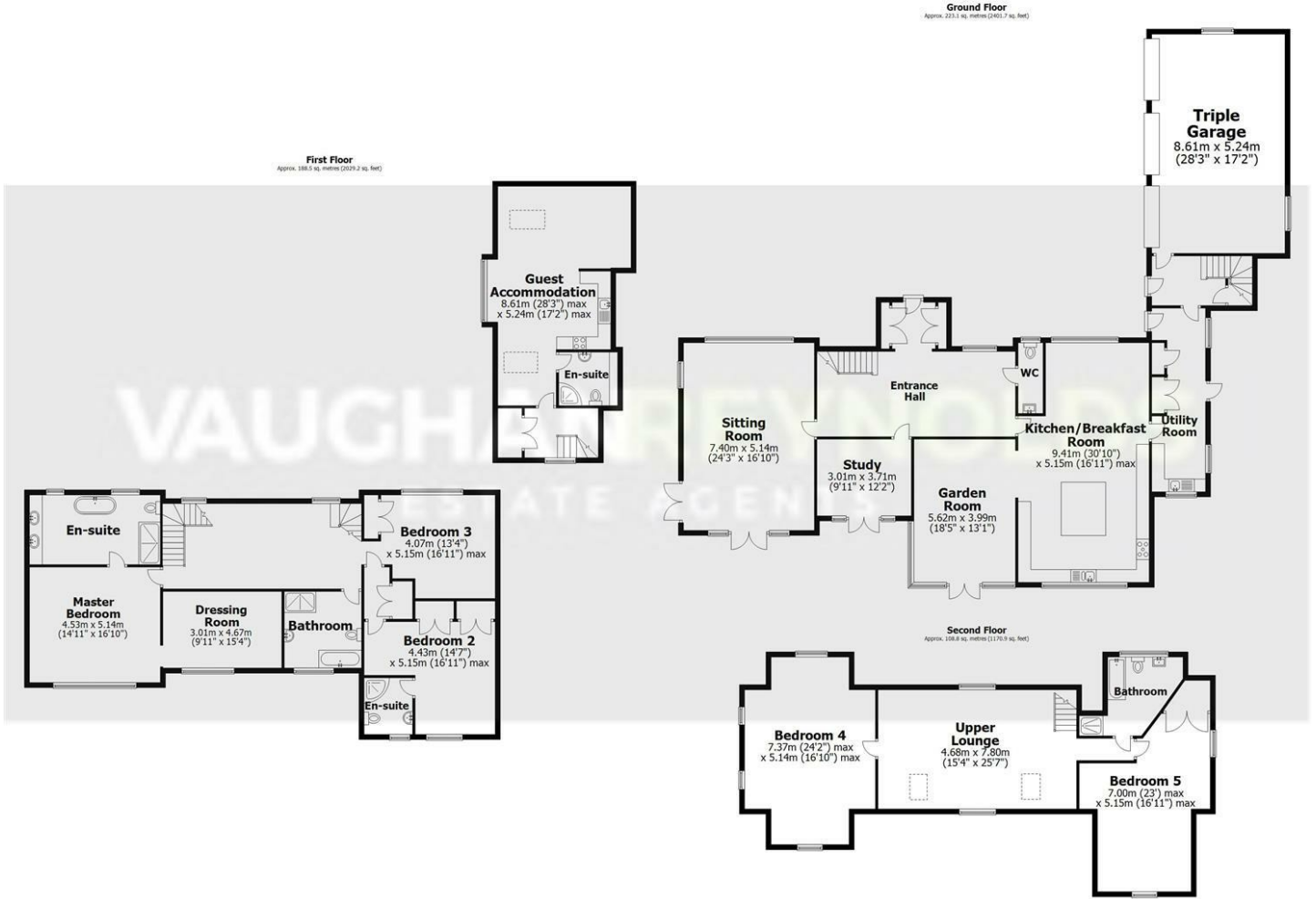
Welford-on-Avon lies on the banks of the River Avon, on the borders of Shakespeare country, the north Cotswolds and the Vale of Evesham. It is well placed for access to the major Midland towns of

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.





Total area: approx. 520.4 sq. metres (5601.8 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using Planity.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



## 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 electric, water and drainage are understood to be connected to the property. Heating is Oil Fired.

Local Authority: Stratford-upon-Avon District 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.

Mortgages: We can offer you free advice and guidance on the best and most cost-effective way to fund your purchase with the peace of mind that you are being supported by professional industry experts throughout your journey. A & S Financial Services offer a comprehensive mortgage service, giving excellent advice 7 days a week. Please call Andy Davis on 01527 542260 or mobile 07980 800429 or by e-mail [asfinser@aol.com](mailto:asfinser@aol.com).

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