



VAUGHANREYNOLDS
ESTATE AGENTS

Beaufort House Barton Road
Welford On Avon, CV37 8EY



The Property

Located within a select private development of four individual self build homes, Beaufort House boasts an impressive level of accommodation arranged over three floors, which has been beautifully appointed with high quality fittings and a stylish interior finish throughout. Completed in 2020, the versatile space is ideally suited to a growing family or active couple with a need for multiple rooms, so should appeal to a wide demographic of buyer. Perfectly positioned to take advantage of the village amenities, viewing of this wonderful home is essential to fully appreciate the scale and quality of accommodation on offer.

Being set back from the road beyond a landscaped fore garden and gravel parking area, you enter the property through an oak canopy and handmade front door to an inviting reception hall. Limestone flagstone flooring continues throughout, with under floor heating and glazed and oak doors lead off. There is a useful study to front offering dedicated space for home working and a generous sitting room with feature panelled walls, exposed brick fireplace with inset log burner and oak mantle above.

Continuing through to the impressive open plan kitchen, family and dining room, this inspiring space is beautifully arranged to afford a more sociable approach to mealtimes and entertaining. Set into three dedicated zones, there is a generous living space with feature exposed brickwork and an expanse of sliding glazing to the garden. The kitchen is handmade, with classic shaker door fronts, two tone colour combination and contrasting quartz worksurfaces over. There are a range of branded appliances and feature lighting. The dining area extends off in a charming oak and glazed framed room, enjoying ample space to accommodate guests, whilst enjoying access and views of the garden. There is also a useful utility room, cloaks and WC.

To the first floor, a central landing with a part vaulted ceiling and exposed oak beams provides access to four good size bedrooms and a stylish family bathroom. Fitted with a fired earth suite comprising panel bath, wash hand basin, WC, and handmade tiles throughout. There is an equally well appointed en-suite shower room with a more modern edge to the guest bedroom.







The main bedroom is located to the second floor, has a feature vaulted ceiling with exposed oak beams and a separate bespoke fitted dressing room / hobbies space, which could serve as an additional bedroom if required. The owners are in the process of installing a new, high specification en-suite shower room, which will be finished prior to completion.

Externally, the property sits centrally to the plot, enjoying a landscaped (Lucy Bravington Design) and well planted low maintenance garden to rear, with a southerly aspect and recessed hot tub and summer house that the owners enjoy as an art studio. There is a side storage area, additional shed, potting area and raised vegetable beds. Gated access to the front, where a gravel drive provides ample off road parking.

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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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.

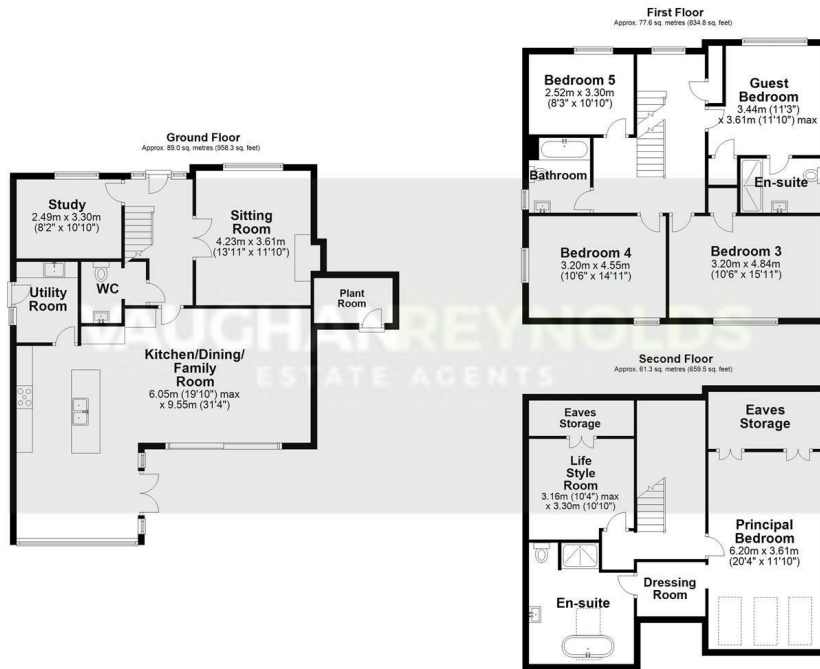
Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase. The property has a Local Connection Section 106, meaning the property has to be marketed to a locally connected person for the first 12 weeks. This expires on the 20th July 2024 and is then available to everyone on the market.

Services: Mains water, electric and drainage. Heating and hot water serviced by an air source heat pump. Local Authority: Stratford Upon Avon, Council Tax Band G. NB there is an annual estate charge of £400.00 which is payable. This represents a 1/12th share of the cost, for the upkeep and maintenance of driveway, green spaces and culvert.

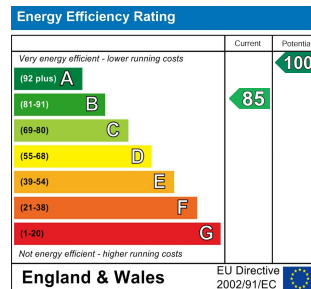
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Total area: approx. 227.9 sq. metres (2452.6 sq. feet)

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



VAUGHANREYNOLDS
ESTATE AGENTS

10 Union Street, Stratford upon Avon CV37 6QT
T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk