VAUGHANREYNOLDS
ESTATE AGENTS

Coxmere, 4 Home Farm Barns, Barton Road
Welford On Avon, CV37 8HG

The Property

** Last 2 Plots Remaining **

A striking fusion of contemporary architecture and countryside charm, Plot 4 at Home Farm Barns presents an exceptional opportunity to acquire a beautifully crafted single-storey home in one of Warwickshire's most desirable village settings.

Extending to approximately 1,755 sq ft, this detached, three-bedroom residence has been thoughtfully designed to deliver effortless modern living. Clean architectural lines and a carefully considered layout create a seamless flow between spaces, maximising both natural light and connection to the surrounding landscape.

Set in an elevated position on the edge of Welford-on-Avon, the property enjoys far-reaching views across open countryside, while remaining within easy reach of village amenities and excellent transport links.

Contemporary Living, Perfectly Designed

At the heart of the home lies an impressive open-plan living space, where sleek design meets everyday functionality. Expansive glazing and sliding aluminium doors invite the outdoors in, creating a bright and uplifting environment ideal for both relaxing and entertaining.

The bespoke kitchen is crafted to the highest standard, featuring a curated selection of premium branded appliances and refined finishes, delivering both style and performance.

Three generous double bedrooms provide flexible accommodation, including a luxurious principal suite complete with walk-in wardrobe and elegant en-suite.

Luxury Specification

Every detail has been carefully considered to ensure a superior finish throughout:

- High quality bespoke kitchen with integrated 'A' rated appliances
- Luxury bathrooms with Porcelanosa full-height tiling
- Illuminated mirror cabinetry and contemporary white sanitary ware
- Chrome multi-rail heated towel rails with independent control
- Underfloor heating throughout, powered by an energy-efficient air source heat pump
- High-performance aluminium windows and sliding doors
- Stylish internal doors and premium flooring to living areas
- Soft carpeting to all bedrooms
- Contemporary flat plate sockets and LED lighting throughout
- Feature external lighting with PIR sensors
- 5 amp lighting circuits to key living spaces

Sustainable & Future-Ready

Designed with efficiency in mind, Plot 4 offers impressive eco credentials:
- Energy-efficient heating via air source heat pump
- High levels of insulation to walls and roof
- Thermostatically controlled underfloor heating
- Dual flush water-saving systems

Outdoor Living

The exterior spaces are equally well-appointed, offering:
- Turfed front and rear gardens
- High-quality patios and pathways
- Bespoke boundary fencing
- External power supply and garden tap

A bespoke oversized front door creates a bold first impression, reflecting the home's distinctive architectural style.

Peace of Mind

- 10-year structural warranty
- Integrated alarm system and Ring doorbell

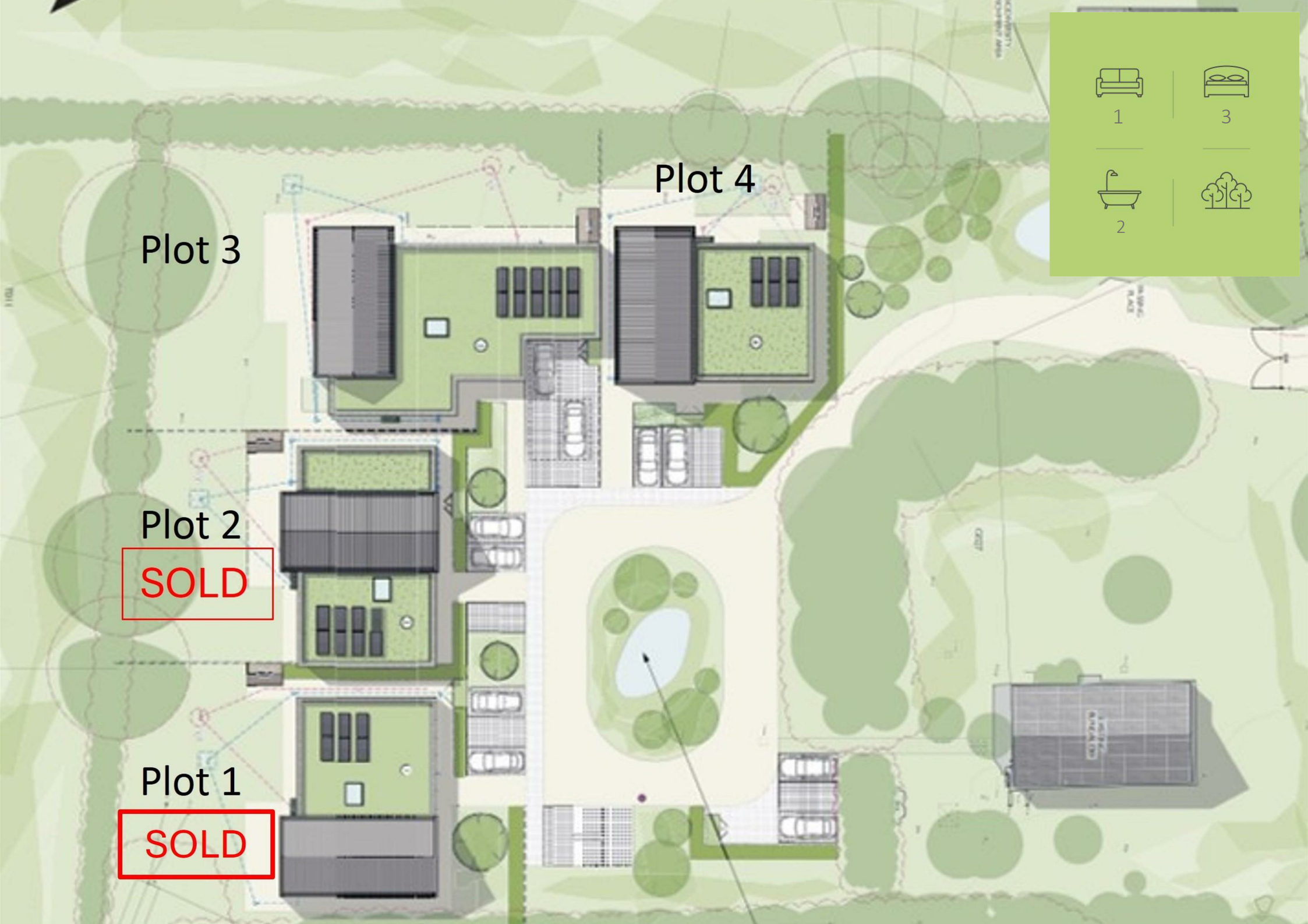
Location

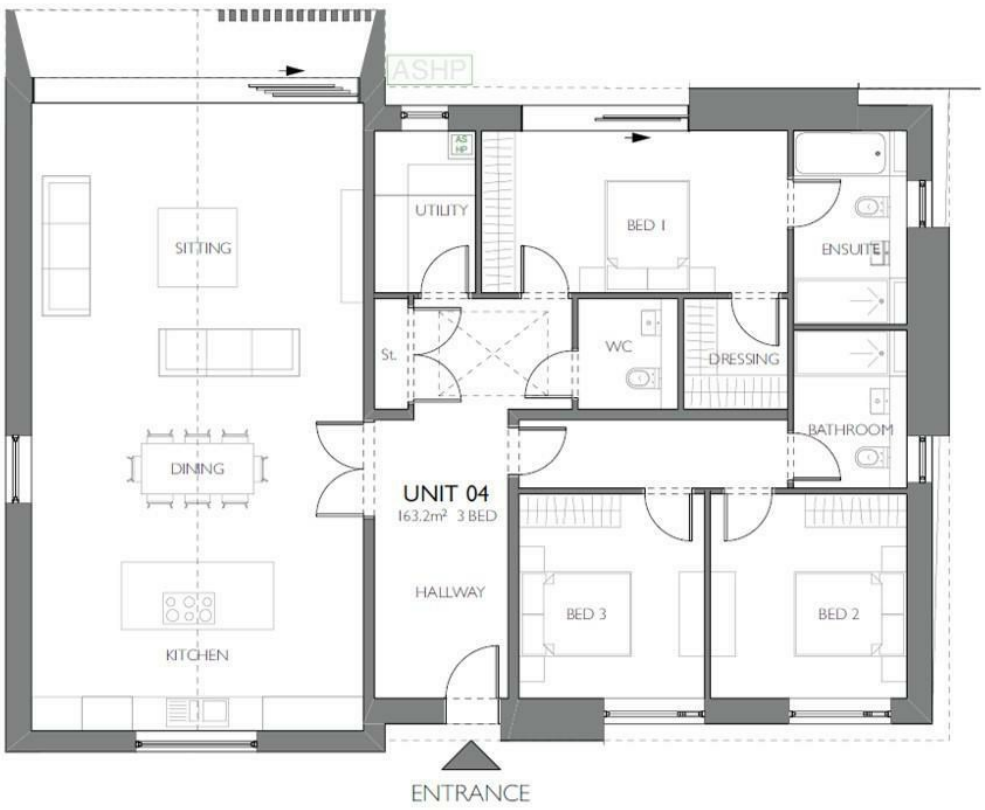
Located on the banks of the River Avon, the charming village of Welford-on-Avon sits at the crossroads of Shakespeare's England, the North Cotswolds and the Vale of Evesham.
Just 4 miles from Stratford-upon-Avon, the village offers an idyllic semi-rural lifestyle with excellent connectivity. Nearby rail links provide direct access to London, while the M40 (J15) ensures convenient travel to Birmingham, Coventry, Leamington Spa and beyond.

A Rare Opportunity

Plot 4 at Home Farm Barns represents a unique blend of cutting-edge design, sustainable living and timeless countryside appeal—perfect for those seeking a refined, single-level home without compromise.

Available now.


Plot 4
Plot 3
Plot 2
SOLD
Plot 1
SOLD
1
3
2



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 water and electricity are understood to be connected to the property. Air source heat pump providing wet underfloor heating to the property. Private sewerage treatment plant.

Estate Management Charge TBC

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

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