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ESTATE AGENTS

West View House, Barton Road
Welford On Avon, CV37 8EY



The Property

West View House is a distinctive detached period home, believed to date back to Victorian times and occupying a particularly generous and mature plot extending to in excess of 0.39 acres. Improved and adapted over the years, the property offers an impressive amount of versatile accommodation arranged over two principal floors, together with substantial loft rooms offering exciting potential for further conversion, subject to the necessary consents.

Set close to the heart of the highly regarded village of Welford-on-Avon, the house enjoys a wonderfully established setting. Sweeping lawns extend across the front, while beautifully mature gardens wrap around the property, creating a sense of space that is increasingly difficult to find within the village.

Approached via a sweeping driveway through a private enclave of high-quality homes, there is parking immediately in front of an oversized garage.

Stepping inside, the reception hall provides a welcoming introduction, with stairs rising to the first floor, useful storage beneath and access to the principal reception rooms. The generous through lounge is filled with natural light from dual-aspect windows and features an attractive fireplace with inset log burner, creating a comfortable room for everyday living.

A separate snug provides a more intimate retreat, complete with a bow window overlooking the front garden and a feature fireplace, while the formal dining room is ideal for entertaining and has double opening doors leading directly onto the rear garden.



The kitchen forms the heart of the home and is an impressive, sociable space. Fitted with modern cabinetry and contrasting marble work surfaces, the room is centred around a striking bright blue range cooker, adding real character. Tiled flooring runs throughout, with ample space for a breakfast table, windows to the front and side and a door opening onto the side driveway. A useful utility room and WC complete the ground floor accommodation.

To the first floor, a central landing provides access to four bedrooms, comprising three generous doubles and a further single bedroom. One of the bedrooms benefits from a substantial bank of fitted wardrobes, while the remaining accommodation is served by a family bathroom and separate WC.





A further staircase rises to the second floor, where two large and fully accessible loft rooms provide excellent storage as they stand, but also offer considerable scope for conversion into additional accommodation, subject to any necessary planning and building regulation approvals.

Outside is where West View House really comes into its own. Extending to more than 0.39 acres, the established gardens provide a wonderful backdrop to the house, with expansive lawns, mature planting and an abundance of greenery creating a private and attractive setting.

Combining generous accommodation, a superb plot, period origins and further potential, West View House represents a rare opportunity to acquire a substantial family home in one of the area's most sought-after villages. Offered for sale with no upward chain.

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 a popular 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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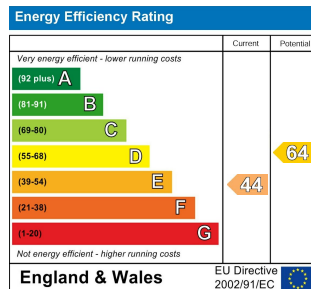


0.39 acre(s)



Total area: approx. 239.2 sq. metres (2574.3 sq. feet)

DISCLAIMER: Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



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. N.B. Some of the images used may have been enhanced using AI.

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, drainage and electricity are understood to be connected to the property. Oil fired central heating.

Local Authority: Stratford, Council Tax Band G

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