



VAUGHANREYNOLDS
ESTATE AGENTS

9 Hunt Hall Lane
Welford On Avon, CV37 8HF



The Property

Occupying a particularly appealing plot within an established development of similar homes, 9 Hunt Hall Lane is a detached park home surrounded by mature gardens and leafy surroundings. With 365-day occupancy, the property offers an affordable opportunity for those looking to enjoy life in the highly regarded village of Welford-on-Avon, whether as a permanent residence or a convenient second home.

The property would now benefit from a programme of updating and remodelling, presenting the next owners with an excellent opportunity to personalise the accommodation to their own tastes and requirements. With well-proportioned rooms, plenty of natural light and gardens extending around all sides, there is considerable potential to create a comfortable and welcoming home.

The accommodation is centred around a generous open-plan lounge and dining room, enjoying dual-aspect windows, a feature fireplace and direct access to the garden. There is useful cloaks storage, while a glazed door leads through to the kitchen.

The kitchen provides a range of fitted storage, space for appliances and white goods, together with a secondary entrance opening directly onto the gardens. An inner hallway leads to two good-sized double bedrooms and a shower room, completing the accommodation.

Outside is a particular feature of the property, with established gardens wrapping around the home on all sides and providing plenty of opportunity to create attractive seating and entertaining areas. There is ample space for alfresco dining while enjoying the peaceful, leafy setting.

A pathway leads from the property to the communal parking areas, situated just a short stroll away and available on a first-come, first-served basis.





Offering scope to improve, a mature garden setting and the benefit of year-round occupancy, 9 Hunt Hall Lane represents an interesting opportunity to create an affordable home in one of South Warwickshire's most sought-after villages.

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.

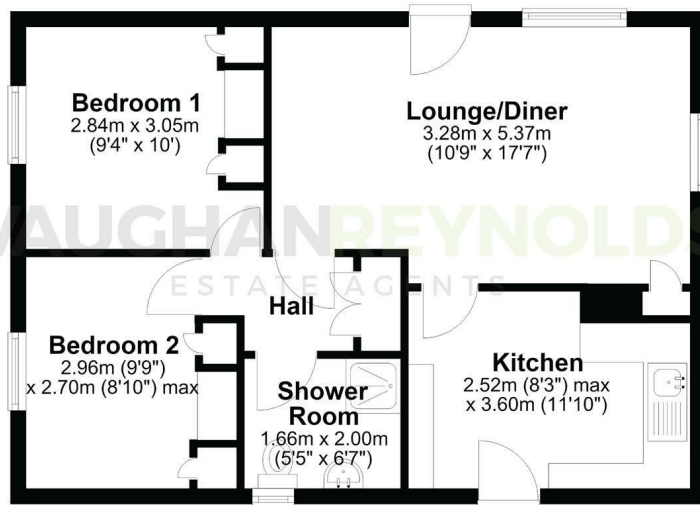
The village has an active sporting community including cricket teams, football teams and a bowls club (indoor and outdoor). Local leisure facilities including an 18 hole golf course, walking and cycling routes, including the famous Greenway Trail into Stratford-upon-Avon. There is also a very popular history society and clubs for youngsters, including Cubs, Scouts, Brownies and Girl Guides.





Ground Floor

Approx. 50.3 sq. metres (541.2 sq. feet)



Total area: approx. 50.3 sq. metres (541.2 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. NB. Some of our images 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 purchase price includes full ownership of the unit itself, but not the land it occupies, which is offered on a leasehold basis. This is governed by a "Park Lease" agreement, which has a reducing term. N.B. Upon resale, there is a 10% charge of the resale value, which is payable to the park owner/freeholder. Pitch fee is £153.94 per month.

Services: Mains water, electric and drainage are understood to be connected to the property. LPG Heating.

Local Authority: Stratford, Council Tax Band A

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