



VAUGHANREYNOLDS
ESTATE AGENTS

Fairview, Headland Road
Welford On Avon, CV37 8EX



The Property

Fairview is a spacious detached bungalow occupying a generous and mature plot of approximately 0.28 acre, pleasantly set back from the road in the heart of highly regarded Welford on Avon.

Requiring modernisation throughout, the property represents an increasingly rare opportunity to create a home tailored entirely to individual tastes and requirements. Extending to approximately 1,510 sq. ft., there is excellent scope to remodel and enhance the existing accommodation, while the generous plot and substantial loft space may offer further potential for extension or conversion, subject to the necessary consents. The property is also offered for sale with no upward chain.

Fairview enjoys an attractive approach, set well back behind mature hedging with a sweeping gravel driveway to a single garage, shaped front lawn and covered entrance.

Inside, a central reception hall provides access to three well-proportioned bedrooms and the principal bathroom. The main bedroom benefits from fitted storage and its own en-suite shower room, while loft access leads to a particularly generous roof space offering exciting potential for conversion.

The living accommodation flows through a separate dining room into a generous living room, where windows and doors draw in plenty of natural light and provide a pleasant outlook across the rear garden. The kitchen sits alongside and connects through to a useful utility room and separate WC, offering further scope to rethink the layout and create a more contemporary arrangement.

Outside is where Fairview really comes into its own. The mature rear garden provides extensive lawns enclosed and divided by established hedging, creating a wonderful sense of space and privacy. Beyond lies a more natural area of open garden, interspersed with mature fruit trees and offering numerous possibilities for keen gardeners, families or simply those looking for more outside space.







A rare opportunity to reimagine a substantial village bungalow, combining a generous plot, flexible accommodation and significant potential in the heart of Welford on Avon.

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.





2



3



2



0.28 acres

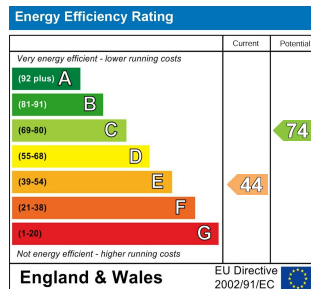


Ground Floor
Approx. 140.3 sq. metres (1510.5 sq. feet)



Total area: approx. 140.3 sq. metres (1510.5 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. LPG central heating.

Local Authority: Stratford, Council Tax Band E

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.

VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in their employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

VAUGHANREYNOLDS
ESTATE AGENTS

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