

EDWARDS

ESTABLISHED 2007

LONG MARSTON ROAD

WELFORD ON AVON CV37 8EG

FOR STARTERS

5 3 4

OFFERS OVER
£775,000

MAIN COURSE

Set within the highly sought-after village of Welford-on-Avon, this substantial detached residence presents a rare opportunity to acquire a truly cherished family home, having been lovingly built and owned by the same family since 1973. Occupying an exceptional plot with beautifully maintained gardens to both the front and rear, this is a home that impresses from the very first glance, and is offered to the market with the added advantage of no onward chain.

The property boasts an attractive and commanding frontage, with an expansive lawned fore garden and a generous driveway providing ample parking for multiple vehicles. A welcoming porch leads into a spacious entrance hallway, immediately setting the tone for the scale and warmth found throughout.

To the right, a superbly proportioned living room enjoys a large bay window overlooking the front garden, while its layout allows for a wonderful sense of flow through to the rear of the property, creating an almost dual-aspect feel. Double doors open into the formal dining room, an ideal space for hosting and entertaining, which in turn leads through to a magnificent sun room. This stunning addition offers panoramic views of the garden, flooding the space with natural light and providing a perfect place to relax.

The breakfast kitchen, accessible from both the hallway and dining room, is situated at the rear of the home and offers excellent potential for reconfiguration or extension (subject to the necessary permissions). While currently more traditional in style, it has been impeccably maintained and provides ample storage and workspace. Adjoining the kitchen is a highly practical utility room, complete with space for laundry appliances, a sink, and direct access to the side of the property, ideal for families with children or pets.

A standout feature on the ground floor is the generously sized bedroom located to the left of the hallway, complemented by a modern and stylish shower room. This versatile space is perfect for guests, multi-generational living, or even as a home office.

Upstairs, the sense of space continues with a large and airy landing. All bedrooms are comfortable doubles, each benefiting from fitted wardrobes. The principal bedroom is particularly impressive, offering a suite-like feel with its own dressing area and a well-appointed ensuite bathroom featuring both a bath and separate shower. The second







bedroom also enjoys the luxury of fitted wardrobes and an ensuite shower room, while the remaining two double bedrooms are served by a spacious family bathroom.

Externally, the rear garden is nothing short of spectacular. Wonderfully private and beautifully maintained, it features a generous patio area ideal for outdoor dining, alongside an expansive lawn that offers endless possibilities for families, gardening enthusiasts, or simply enjoying the outdoors. Its desirable west-facing aspect ensures plenty of afternoon and evening sunshine.

Further enhancing the appeal is a double garage, accessible via the side of the property—perfect for secure parking, a workshop, or additional storage, with potential for conversion into a home gym or studio if desired.

This is an exceptional home that has been filled with warmth and care for decades, offering space, flexibility, and incredible potential in a picturesque village setting. Early viewing is highly recommended to fully appreciate everything this remarkable property has to offer.

KEY INGREDIENTS

Tenure
Freehold

Council Tax
Band - F

EPC
Band - TBC

West Facing

Mains Electric,
Water, Drainage,
Oil

Oil Fired Heating

Welford on Avon
Primary

WHY NOT TAKE A LOOK INSIDE? GIVE US A CALL 01789 414222















Floor 0



Floor 1

W
S N
E

EDWARDS

Approximate total area(1)

2337 ft²
217.2 m²

Reduced headroom

75 ft²
7 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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