



# FOR STARTERS



OFFERS IN EXCESS OF  
£600,000

## MAIN COURSE

Nestled along a private road in the highly sought-after village of Welford-on-Avon, this beautifully presented three double bedroom detached home offers spacious and versatile accommodation, an attractive frontage, and a small double garage, making it an exceptional purchase for families and downsizers alike.

Set behind a pretty foregarden and positioned alongside a double garage, the property immediately impresses with its charming kerb appeal. Stepping inside, you are welcomed by a spacious and airy entrance hall which sets the tone for the generous accommodation throughout.

To the left, a large living room is full of character and charm, featuring an attractive bay window, decorative coving, and a feature fireplace, creating a warm and inviting space to relax. Double doors lead through to a delightful orangery, offering wonderful views over the rear garden and providing an additional reception area perfect for entertaining or enjoying quieter moments throughout the year.

To the right of the hallway, the country-style open-plan kitchen/dining room enjoys a cosy cottage feel while offering excellent practicality. This sociable space is ideal for family meals, entertaining guests, or for those who enjoy cooking. An archway leads through to a separate utility area with direct access to the garden, while a convenient downstairs WC completes the ground floor accommodation.

Upstairs, the sense of space continues with three excellent double bedrooms. Originally designed as a four-bedroom home, the current owners have combined two rooms to create a superb full-width principal bedroom. This impressive retreat benefits from fitted wardrobes and direct access to the stylish family bathroom. The bathroom is beautifully appointed and features a contemporary suite with a shower over the bath.

The second double bedroom enjoys the luxury of its own en-suite shower room, while the third bedroom remains a generous double, offering flexible accommodation for family members, guests, or home working.



Outside, the rear garden has been designed with ease of maintenance in mind, incorporating both patio and lawned areas. It provides a safe and secure environment for children to play, ample space for keen gardeners, or simply a wonderful spot to sit back and enjoy the sunshine. A separate door from the garden provides direct access to the small double garage, adding further practicality and storage options.

The property is ideally positioned to enjoy all that the charming village of Welford-on-Avon has to offer. Renowned for its picturesque setting on the banks of the River Avon, the village provides a wonderful community atmosphere and a range of everyday amenities, including a local village shop, traditional public houses, a popular primary school, village hall, sports facilities, and beautiful countryside walks. The village offers the perfect balance of rural living whilst remaining conveniently located for Stratford-upon-Avon, the Cotswolds, and excellent transport links to the wider region.

Offering spacious accommodation, excellent versatility, a desirable village setting, and the added benefit of a private road position, this fantastic detached home must be viewed to be fully appreciated.

# KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - F



EPC  
Band - D



East Facing



Mains Electric,  
Water, Drainage



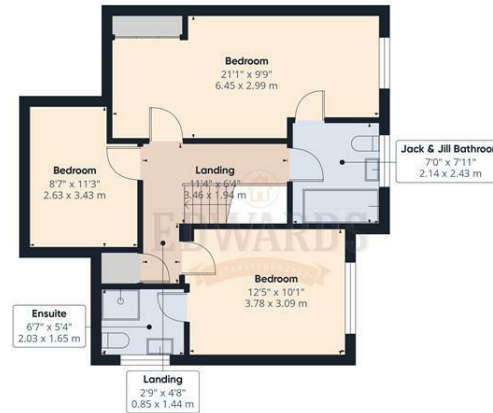
Oil Heating



Welford Primary

WHY NOT TAKE  
A LOOK INSIDE?  
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01789 414222





Approximate total area<sup>(1)</sup>  
 1554 ft<sup>2</sup>  
 144.3 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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