



EDWARDS
EXCLUSIVE

BINTON ROAD, WELFORD ON AVON
, CV37 8PP

BINTON ROAD

WELFORD ON AVON,

Situated within the highly sought-after village of Welford-on-Avon, this exceptional four bedroom detached home has been significantly refurbished and thoughtfully extended to an outstanding standard, creating a beautifully presented home that perfectly blends contemporary living with versatile and practical accommodation. Occupying a generous plot set well back from the road, the property enjoys an impressive frontage with a substantial stoned driveway providing parking for up to seven vehicles, alongside gated side access leading through to the rear garden.

The rear garden is undoubtedly one of the home's standout features, having been professionally landscaped to create a stunning private outdoor space ideal for both entertaining and relaxing. Beautifully designed with a sunny aspect and a high degree of privacy, the garden features an ornamental pond with waterfall, expansive Indian sandstone seating terraces, shaped lawn and mature planted borders offering colour and interest throughout the seasons. In addition, there are two large storage sheds providing excellent and practical storage solutions.

Internally, the property is equally impressive. A bright and welcoming entrance hallway sets the tone, featuring an elegant oak and glass staircase rising to the first floor. The versatile ground floor layout offers four separate reception spaces, catering perfectly for modern lifestyles. To the front of the property is a substantial formal dining room/games room, whilst to the rear a dedicated

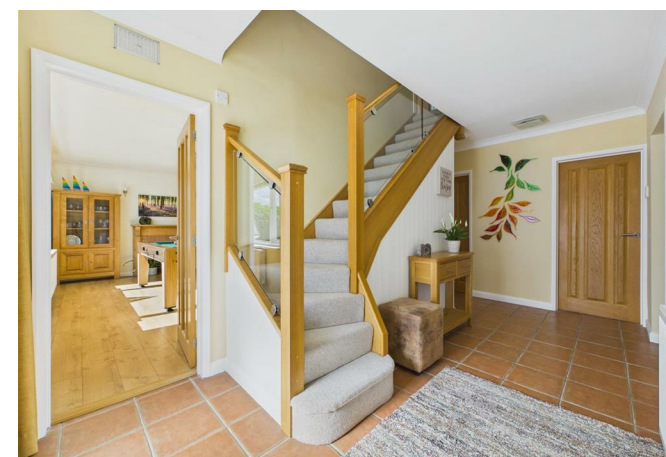


cinema/TV room overlooks the garden and could equally serve as an excellent playroom or additional sitting room. There is also a useful separate study, ideal for those working from home. The generous main lounge enjoys French doors opening onto the rear garden and double doors leading through to the true centrepiece of the home — a spectacular open plan kitchen, living and dining space.

Designed with both style and functionality in mind, this remarkable open-plan area boasts impressive double vaulted ceilings with Velux windows and two sets of bifold doors, flooding the room with natural light and creating a seamless connection to the beautifully landscaped garden beyond. The kitchen itself is fitted with an extensive range of shaker-style units complemented by a central island and space for a range-style cooker, American-style fridge freezer and wine cooler, making it an ideal space for entertaining and everyday living alike.

Further enhancing the flexibility of the accommodation is a spacious ground floor double bedroom complete with fitted wardrobes and a full en suite bathroom, offering an ideal arrangement for guests, teenagers or those seeking convenient ground floor living. A separate utility room with its own external access and a downstairs cloakroom complete the ground floor accommodation.

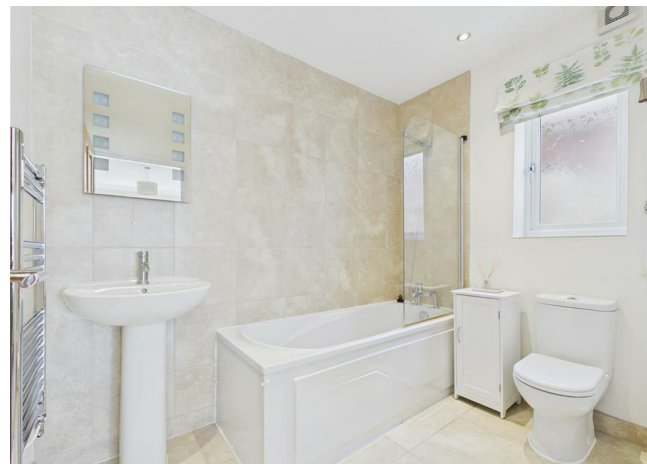
To the first floor are three further generous double bedrooms, with one bedroom benefiting from a Juliette balcony overlooking the rear garden, whilst another enjoys a Juliette balcony to the front aspect. One bedroom enjoys the luxury of its own en suite shower room, whilst the remaining bedrooms are served by a stylish main bathroom featuring a



large walk-in shower. Two of the upstairs bedrooms also benefit from built-in wardrobes.

The property has also been significantly improved with energy efficiency in mind, with the current owners having installed an air source heat pump and solar panels, helping to ensure economical running costs and enhanced environmental performance.

Located within the desirable riverside village of Welford-on-Avon, the property is ideally positioned to take advantage of the excellent local amenities including a village shop, highly regarded primary school and several popular village pubs, whilst also offering easy access to nearby Stratford-upon-Avon and excellent transport links. This outstanding home will appeal to a wide range of buyers seeking spacious, versatile and energy-efficient accommodation in a prime village setting.







Approximate total area⁽¹⁾

2466 ft²

229.1 m²

Reduced headroom

14 ft²

1.3 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.



NOTICE

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