



Stonehouse
18 Welford Road | Barton | B50 4NP

STONEHOUSE

A spacious detached Grade II Listed property in the heart of the village close to town. This beautifully restored house offers versatile living accommodation and the ability to create a separate annex. With four large double bedrooms, two en suites, family bathroom, open plan kitchen, dining room, lounge, snug, office, utility room, cloakroom and boot room. Set in a delightful mature garden with ample parking.



Ground Floor

Stonehouse is very well presented and offers a superb mix of modern and contemporary living whilst retaining all the period features. The front door leads into a well-proportioned living room with the original flagstone floor, large inglenook fireplace and multi-burner, period window with delightful views of the garden, plenty of head height and the room is full of character.

The dining room can be accessed from the lounge or the kitchen with a sandstone floor, lovely period window with a window seat, charming fireplace set in brick with stone lintel, and period beams. It is a good entertaining space and leads through to the kitchen. The open plan kitchen is modern with a contemporary feel. The room has a fantastic living area at one end with large glass French doors that open on to the patio and garden area. There is an electric Aga, integrated appliances, granite worktop with inset sink, and plenty of storage.













The family room which could also be an office or playroom has double doors to the garden with charming views. The spacious ground floor bedroom has a solid oak floor, 2 large windows and double doors to the garden, with an en suite shower room and W.C. You could easily create an annex area in this part of the house. The utility room has a stable door to the garden, further storage, and plumbing and there is a downstairs cloakroom with W.C. and storage. There is an office and a boot room with a door to the garden.





First Floor

A period staircase takes you up to three well-proportioned double bedrooms, one en suite, and a family bathroom. The master bedroom oozes character with wooden beams and plenty of space. The en suite has a shower, basin, and W.C. with ample light and a separate dressing room area provides plenty of storage space. The next two double bedrooms also retain many original features, have fabulous garden views, access to the loft, and plenty of storage space. The family bathroom is luxurious with a roll-top bath, shower over, period W.C, original elm floorboards, and the original brick fireplace with wooden lintel over.









Outside

The property is accessed through a set of gates and has a gravel drive with plenty of parking. The garden wraps around three sides of the property and is mainly laid to lawn, with mature trees, shrubs and flower beds. A large storage shed is at the bottom of the garden with electricity and would make a good workshop. It is private, south facing with a real sense of tranquillity. A large patio provides ample entertainment area and runs along one side of the house.







Location

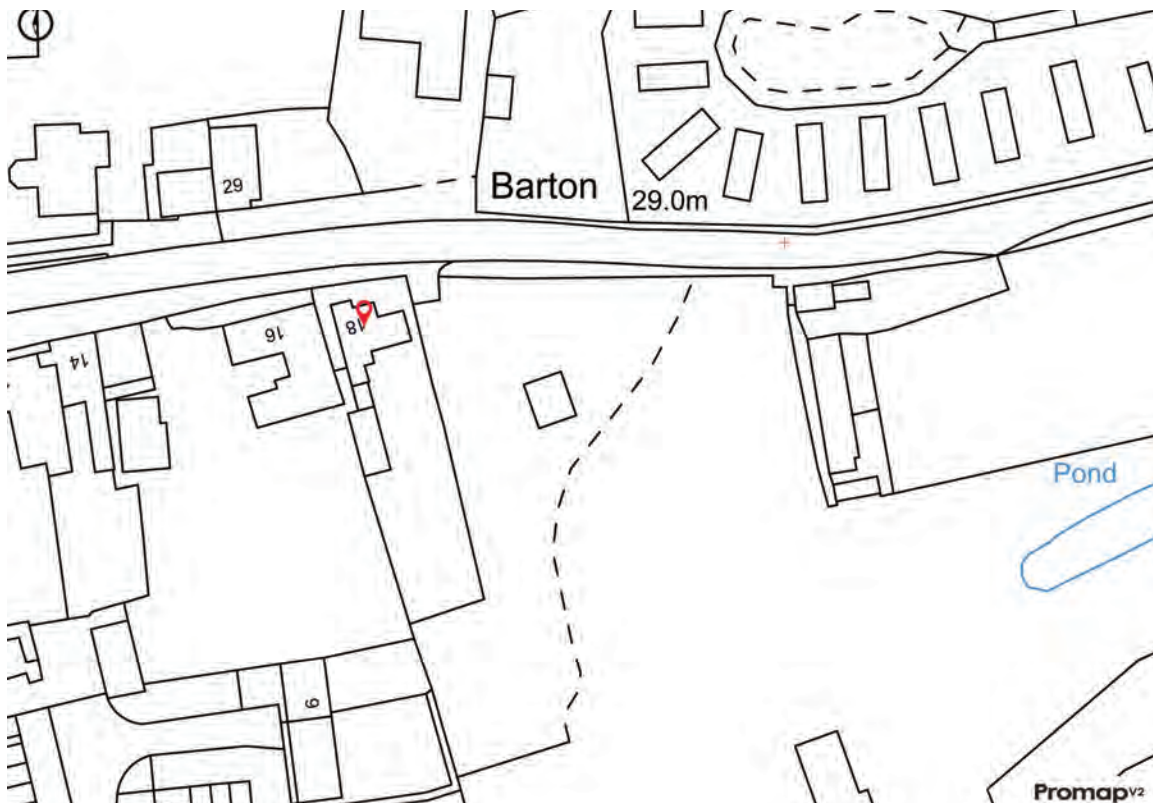
Barton on the banks of the River Avon is situated between Welford on Avon and Bidford on Avon. The hamlet has a real community spirit and The Cottage of Content, the village pub, is very popular. The Heart of England Forest borders Barton and provides residents with miles of beautiful woodland walks. Barton also has two marinas for boat lovers. This stretch of the River Avon provides excellent coarse fishing. Fishing permits are available and Barton has an active angling club. Day to day facilities can be found in the neighbouring village of Welford on Avon where there is an excellent primary school, three popular inns, village stores as well as a butcher, bowls, and golf club and Bidford on Avon provides more extensive facilities

Welford on Avon is a highly sought after village approximately four and a half miles from Stratford upon Avon, close to the north Cotswolds and the Vale of Evesham. The village has a wide range of attractive period property with good amenities all surrounded by delightful open countryside. The village enjoys good road links with the towns of Stratford-upon-Avon, Warwick, Leamington Spa, Alcester, Evesham, Chipping Campden, and Banbury, as well as Birmingham City Centre.

Bidford on Avon is an attractive village on the banks of the River Avon. The village offers good local shopping with a new Coop supermarket, post office, individual shops, pubs, restaurants, and coffee houses. Other facilities included an Infant & Junior School, medical centre, leisure facilities including a gym and tennis club. There is good local public transport.

There are plenty of larger towns close by; Evesham, Alcester, Cheltenham and Stratford upon Avon are all within 25 minutes drive time. Stratford-upon-Avon is internationally famous through being the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre and attracts almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town. There are numerous fine restaurants, inns, bars, and coffee shops. There is a good choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, swimming pool and leisure centre.





Services

The property has mains water and electricity private drainage

Tenure

Freehold

Local Authority

Stratford upon Avon District council

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01789 332600.

Website

For more information visit www.fineandcountry.com/uk/stratford-upon-avon

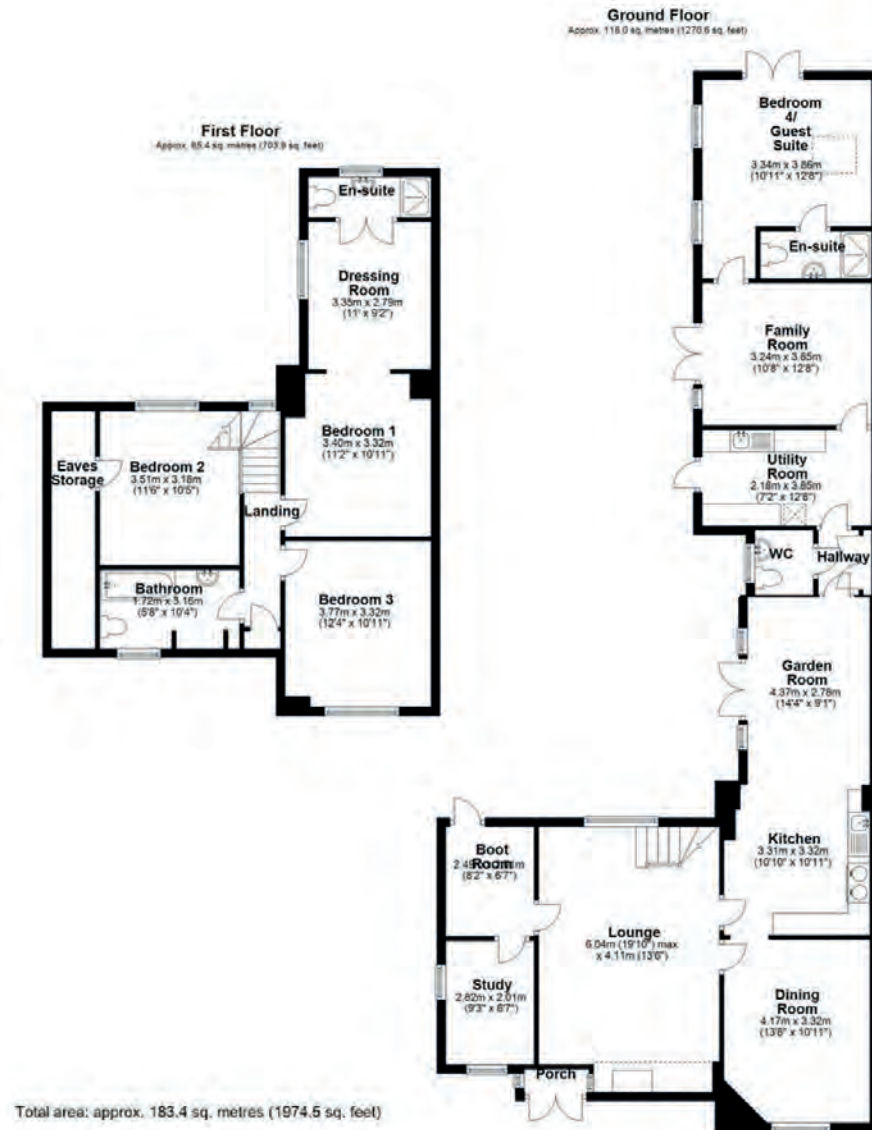
Opening Hours:

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	Appointments by arrangement

Directions

The post code to the property is B50 4NP.





EPC Exempt





CLARE REEVES
PARTNER AGENT

Fine & Country Stratford-upon-Avon
07836 269363
email: clare.reeves@fineandcountry.com

Clare's background is in finance, business development, sales and marketing . Over the years I have developed my own property portfolio and have a wealth of knowledge and experience in the property market. One of the areas that I specialize in is properties that have or are currently on the market and have not sold. Using a very energetic and proactive approach, combining years of marketing and sales skills I have an extremely successful track record with 4 out of 5 houses selling in under the average time. Best described as a highly motivated individual, who is determined, self-driven, highly organised and thrives under pressure. With excellent communication and negotiation skills I am a cheerful and outgoing character.

YOU CAN FOLLOW CLARE ON



”

I've found Clare to be not only utterly professional, but also honest, genuine and sincere. When the relatively straightforward sale of a modest detached home became a bit 'problematic', Clare stepped up and handled the whole thing in her usual cool, calm manner. Simon A 5/12/17



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

Fine & Country

Tel: +44 (0)1789 332 600

stratford@fineandcountry.com

5b Chapel Street, Stratford-upon-Avon, Warwickshire CV37 6EP

