



4 Bed Detached | Barton Orchards, Welford | Offers Over £1,250,000

Description

This beautifully presented detached property offers over 3000 sqft of living space, plus a double garage, combining space, style, and comfort. With no onward chain, it presents an excellent opportunity for a hassle-free move.

The striking vaulted entrance hall sets the tone for the home, leading to a spacious lounge, formal dining/family room, and a versatile study. The fabulous kitchen is well-equipped with ample storage and workspace, complemented by a practical utility room. The principal bedroom, located on the ground floor, boasts a dressing room and en-suite, providing a luxurious retreat. A guest cloakroom completes the ground floor.

Upstairs, the gallery landing leads to three generously sized bedrooms, a well-appointed family bathroom, and an additional en-suite, offering comfort and privacy for all.

Outside, the beautifully maintained garden provides a blend of lawn and patio areas, perfect for outdoor relaxation. The double garage offers secure parking and storage, with a driveway accommodating multiple vehicles.

Located in the sought-after village of Welford on Avon, the property enjoys easy access to Stratford upon Avon, Alcester, and Evesham. The village offers excellent amenities, including shops, a church, chapel, village hall, hairdresser, and marina. Leisure opportunities abound with a prestigious bowling club, golf course, and three outstanding gastro pubs and restaurants.

Families will appreciate the highly regarded



- Impressive Detached Property
- 4 Double Bedrooms
- Ground Floor Principal Bedroom Suite
- Large South Facing Rear Garden
- Double Garage
- Parking for Several Vehicles
- 3 Reception Rooms
- High Quality Throughout
- 3 Bathrooms
- NO ONWARD CHAIN

Welford on Avon Primary School, ranked 8th among Warwickshire's top junior schools, just a short walk away. The village is also home to the country's second-largest Maypole and thriving cricket and football clubs.

Welford on Avon provides excellent transport links, with the A46, M40, and M42 offering convenient access to the motorway network. Stratford upon Avon and Stratford Parkway stations provide regular services to Birmingham and Leamington Spa, with onward connections to London. Honeybourne Station, 5 miles away, offers direct trains to London Paddington.

Approximate distances:

Stratford upon Avon: 5 miles

Warwick: 14 miles

Warwick Parkway Station: 15 miles (trains to London Marylebone)

Honeybourne Station: 5 miles (trains to London Paddington)

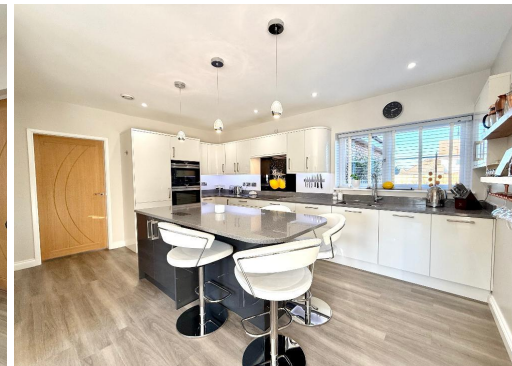
Leamington Spa: 17 miles

M40 (J15): 12 miles

This exceptional home offers an enviable lifestyle in a picturesque and well-connected village.

Additional Information

We are informed by the vendor that the property is freehold and benefits from mains electricity and drainage. Heating is via air-source heat pump. Please be advised that there is a local connection



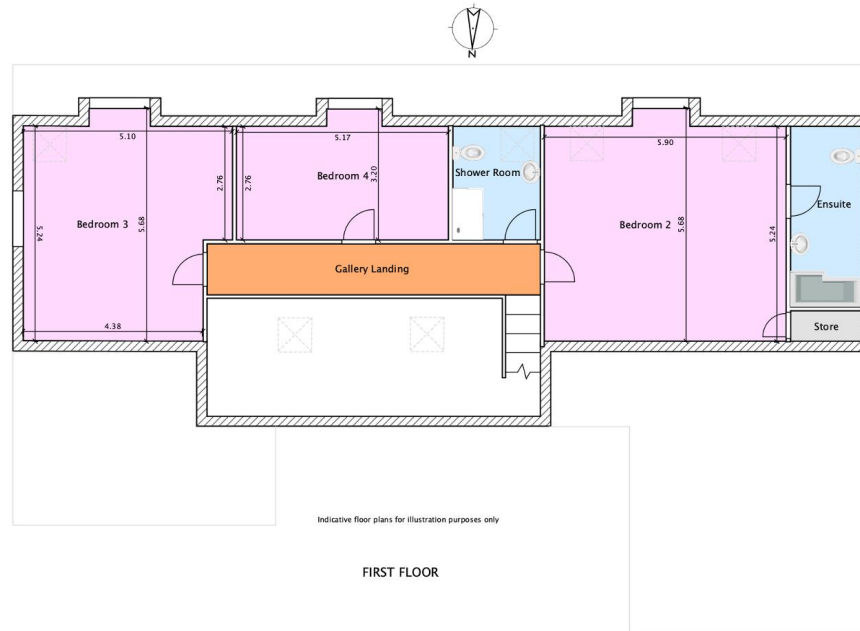
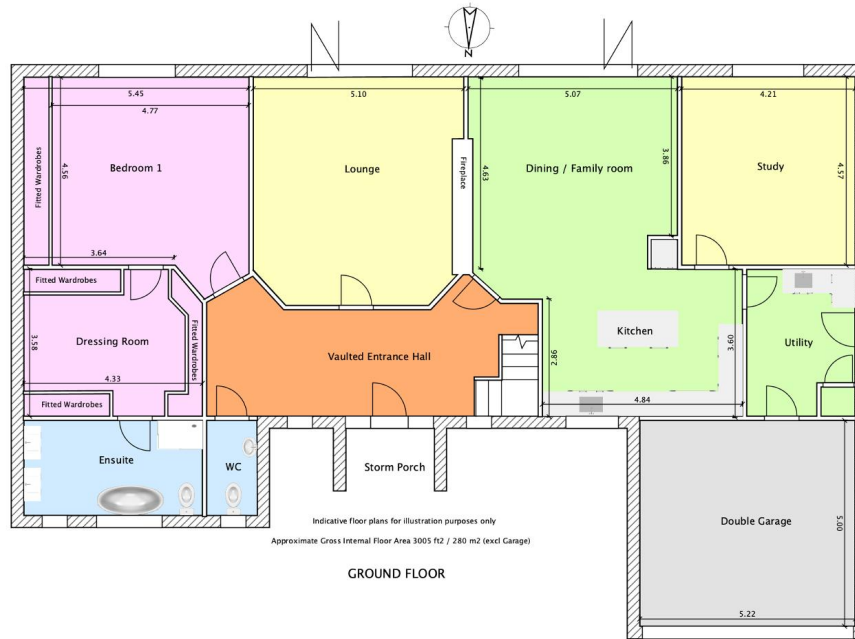
restriction on the sale of this property meaning that for the first 12 weeks of marketing, priority is given to buyers with a local connection. Please ask agent for further details. We are informed that there is an annual service charge of £300. Council Tax Band G with Stratford on Avon District Council. All information should be checked by your solicitor prior to exchange of contracts.

Disclaimer: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.









Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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