

5 Bedroom Detached for Sale - £1,250,000

Binton Road, Welford on Avon, CV37 8PP



KEY FEATURES

- Outstanding Detached Property • 5 Double Bedrooms • 3 Bathrooms • Double Garage • Large Rear Garden • "In and Out" Driveway • 3 Reception Rooms • EV Charging Point

Description

Set in the heart of Welford on Avon, this exceptional five-bedroom detached home offers a rare blend of space, style and setting. With a thoughtfully designed layout, an expansive rear garden, and countryside views beyond, this is a truly special opportunity in one of Warwickshire's most desirable villages.

The property is approached via a sweeping "in and out" driveway offering extensive parking, EV charging point and access to the double garage which is fitted with electrically operated doors. Once inside, you are welcomed into a spacious central hallway - a striking introduction to the sense of scale and quality that flows throughout.

To the left, the generous lounge features a window to the front, elegant French doors to the rear garden, and a wood-burning stove creating a cosy focal point. To the rear of the hallway, a separate study offers an ideal space for home working or reading in peace.

On the right-hand side of the house lies the stunning kitchen/family/dining room. Designed for both everyday living and entertaining, this light-filled space includes a central island, underfloor heating, an excellent range of cabinetry and cooking appliances. French doors and bi-fold doors opening onto the patio and garden. A utility room is set just off the kitchen, with a door to the side garden. The hallway also provides access to a downstairs WC and a door through to the double garage - ideal for convenience and storage alike.

Upstairs, the superb galleried landing gives a sense of grandeur and light, with doors leading to five genuine double bedrooms. The principal bedroom is particularly impressive, enjoying a Juliet balcony with views across the garden and open countryside, a walk-in wardrobe and a beautifully appointed en-suite. Bedroom 2 also has its own en-suite, while bedrooms 3, 4 and 5 are served by a stylish family bathroom.

Outside, the large rear garden is laid mainly to lawn, edged with mature trees and thoughtfully landscaped with an expansive tiled patio area - perfect for outdoor dining and entertaining. There is also pedestrian access leading to open countryside walks, adding to the rural feel while still being moments from village amenities.

Welford on Avon is an exceptionally well-regarded village, known for its strong community, highly regarded primary school, and easy access to both Stratford-upon-Avon and surrounding countryside.

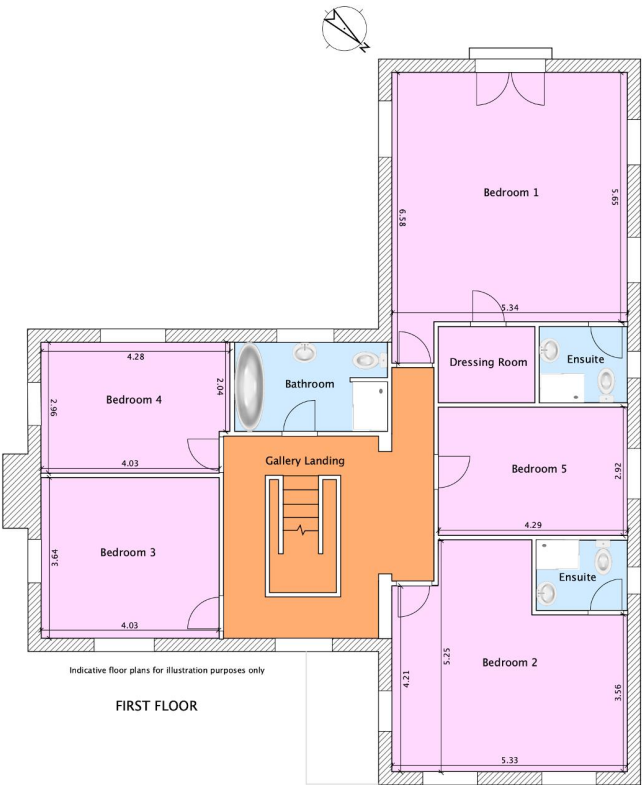
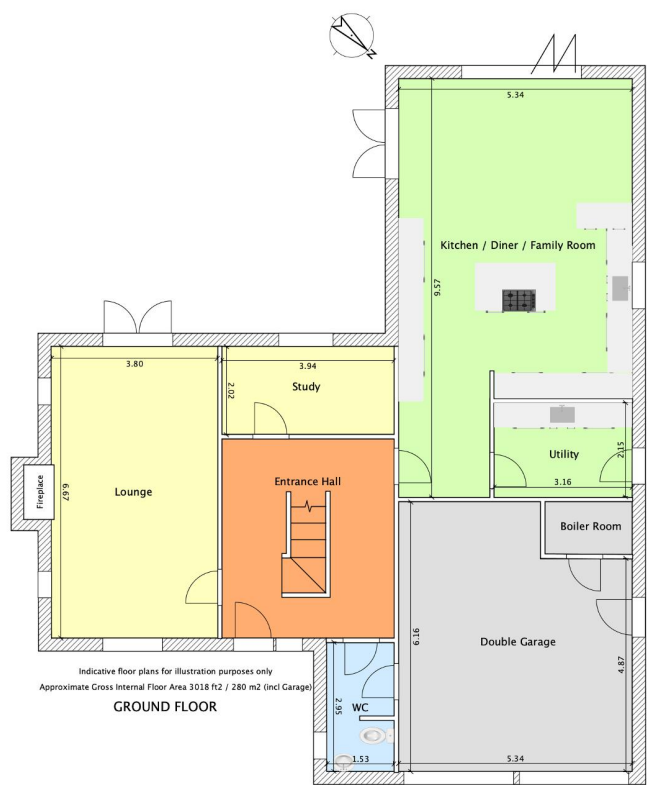
This is a rare opportunity to acquire a home of such quality and space in a wonderful setting.

Additional Information

We are informed by the vendor that the property is freehold and benefits from mains electricity and drainage. Heating is via LPG fired central heating. Council Tax Band F with Stratford on Avon District Council. All information should be checked by your solicitor prior to exchange of contracts.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	48 E	
21-38	F		
1-20	G		