



Kennedys



5 Bed Village Property | Frog Lane, Welford on Avon | Offers Over £1,500,000

Description

Nestled in the picturesque village of Welford on Avon, this handsome and prominent 5-bedroom property exudes elegance and charm, perfect for those seeking an exquisite home in a desirable location. Known for its beautiful landscapes and vibrant community, Welford on Avon offers an idyllic setting, providing a perfect blend of tranquil village life and modern convenience.

Ground Floor:

Grand Entrance Hall:

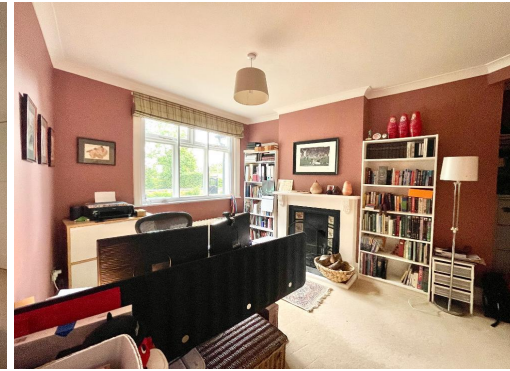
As you step through the front door, you are greeted by a stunning entrance hall that sets the tone for the rest of this magnificent home. The grand entrance hall, with its impressive proportions and elegant design, provides a warm and inviting welcome. Conveniently, there is also a secondary entrance door into the hallway for those entering from the parking area at the rear.

Breakfast Kitchen:

To the left of the entrance hall is the high-quality breakfast kitchen, featuring a central island and a 3 oven electric Aga plus 2 oven Companion Aga with gas hob, perfect for the discerning chef. The kitchen is complemented by a large pantry and a utility room, both of which have doors leading to the beautiful garden.

Dining Room:

On the opposite side of the hallway, you will find the dining room, complete with an impressive bay window and a feature fireplace. This elegant room is perfect for hosting dinner parties and family gatherings, providing a sophisticated atmosphere for all occasions.



- Handsome Village Property
- 5 Double Bedrooms
- South Facing Gardens
- Triple Garage
- Over 3000 SqFt
- 4 Reception Rooms
- Versatile Accommodation
- Gated Parking Courtyard

Lounge:

Following the hallway round, you will find the lounge featuring a charming wood-burning stove, offering a perfect retreat for relaxation and unwinding after a long day.

Study:

Adjacent to the lounge, the study boasts an open fireplace, creating a warm and inviting environment for work or reading. This room provides a quiet and private space, ideal for those who work from home.

Garden Room:

The ground floor also includes an impressive garden room with a vaulted ceiling. This versatile space can be used for a variety of purposes and features doors that open directly to the garden, allowing for seamless indoor-outdoor living.

Shower Room/Cloakroom:

Completing the ground floor is a stylish shower room with a walk-in shower, WC, and basin, offering convenience and comfort for guests and family members alike.

First Floor:

Bedroom 1:

Upstairs, the principal bedroom is a bright and airy double room with built-in wardrobes, additional walk-in wardrobe and a lovely en-suite shower room, providing a private and luxurious space for relaxation.

Bedrooms 3 and 5:

Continuing along the hallway, bedrooms 3 and 5 are both double rooms that cleverly share a "Jack



and Jill" en-suite shower room.

Bedrooms 2 and 4:

The remaining two double bedrooms are spacious and well-appointed, both with built-in wardrobes, offering comfort and style.

Family Bathroom:

A luxurious family bathroom completes the first floor, featuring a walk-in shower, deep free-standing bath, WC, and basin.

Formal Front Garden

A stunning formal front garden with brick wall, yew hedge and box parterres.

Rear Gardens:

Outside, the large south-facing mature rear gardens are a true delight. With mature planting, vegetable beds, a superb greenhouse, garden shed and a patio area, this garden is perfect for both relaxation and outdoor activities.

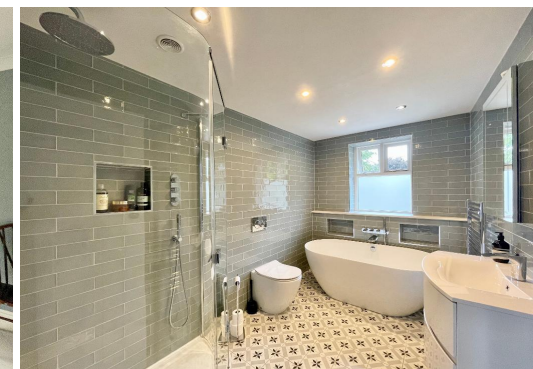
Parking and Garages:

A parking courtyard, accessible through electric gates, offers ample parking for multiple vehicles. The property also includes a triple garage, providing additional storage and convenience.

Workshop and Boiler Room:

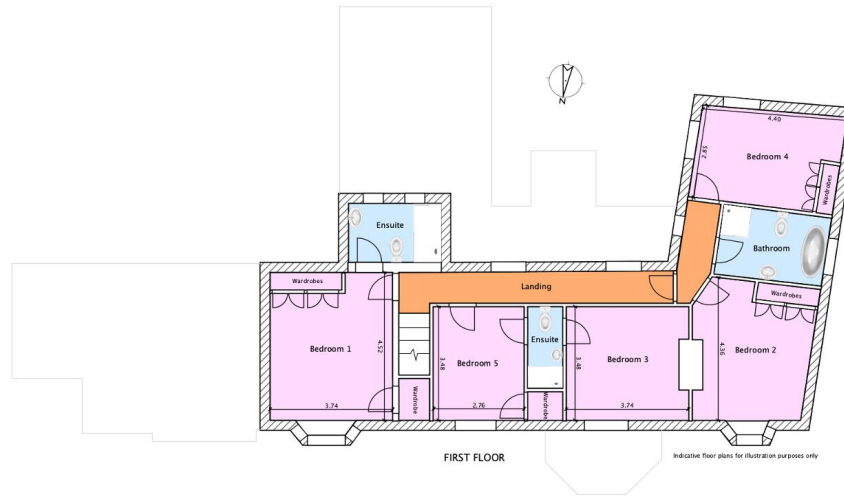
There is a fabulous workshop, perfect for hobbies and a boiler room containing the boiler, 2 hot water tanks and providing a warm, dry storage area, ensuring that all practical needs are met.

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.









Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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OUTBUILDINGS

Indicative floor plans for illustration purposes only

