



Barton Road, Welford On Avon, CV37 8HG

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** For Sale with no onward chain ***

****Further land available by separate negotiation****

A fabulous opportunity to acquire a substantial detached property in need of modernisation.

With stunning views over South Warwickshire countryside, Cress Hill Farm sits on a generous sized plot on the outskirts of Welford on Avon. This property offers 2674 sq feet of accommodation over two floors with three bedrooms and two bathrooms to the ground floor and the whole of the first floor dedicated to a vast principal bedroom suite with balcony/terrace to take in the superb views. There is also a large living room with dual aspect, a kitchen, cloakroom and utility. Outside is a twin garage and ample driveway parking, mature gardens and a pond/swimming pool.

Welford on Avon is a most picturesque village set in the heart of Southern Warwickshire. Situated on the river Avon approximately four miles from Stratford-upon-Avon, which is internationally famous as the birthplace of William Shakespeare, and home to the Royal Shakespeare Theatre. Being a prosperous riverside market town with fine restaurants and inns, a good choice of public and private schools and excellent sporting and recreational amenities. The town is ideally placed for access to the M40, other major road and rail networks.

The village centre is designated as a conservation area and contains a number of attractive thatched properties including what is believed to be the original "chocolate box cottage" in Boat Lane, possibly one of the most photographed streets in Warwickshire. The Village has three public houses, The four Alls, The Bell Inn & The Shakespeare, a general store and post office. The village also boasts an 18-hole golf club, a marina, bowling club and a highly regarded primary school.

Welford-on-Avon has been County Winner or Runner Up in the Warwickshire "Best Kept Village Competition". The village also boasts one of the tallest Maypoles in England





Key Features

- Amazing countryside views on the edge of much sought after Welford on Avon
- In need of modernisation
- No onward chain
- Generous sized plot offering potential to extend subject to the usual planning
- 2674 sq feet of accommodation
- Kitchen, Living Room, Utility Room and Cloakroom
- Four Bedrooms, Two Bathrooms
- Double Garage
- Disused Swimming Pool and Mature Gardens
- EPC Rating Band E

Price Guide
£700,000

On the Ground Floor

Hallway

Guest Cloakroom

Kitchen

13'6" x 9'6"

Living Room

24'11" x 14'0"

Utility Room

7'10" x 6'11"

Bathroom

Bedroom

10'9" x 9'3"

Bedroom

12'7" x 9'1"

Bedroom

14'0" x 10'11"

En-Suite Bathroom

On the First Floor

Bedroom Suite

24'11" x 19'1"

With Balcony/Terrace

Bathroom

With Bath and Shower

Separate WC

With wash hand basin, WC and bidet

Twin Garages

Ample Driveway Parking

General Information

Services

Mains water, drainage and electricity are connected to the property. Oil central heating. Interested parties are advised to make their own enquiries and investigations before finalising their offer to purchase

Council Tax

We understand that the property has been placed in band G with Stratford District Council

Fixtures and Fittings

All items mentioned in these particulars are included in the sale price, all others are expressly excluded.

Tenure

We understand that the property is for sale Freehold

Viewings

Viewings strictly by appointment with the Agents.



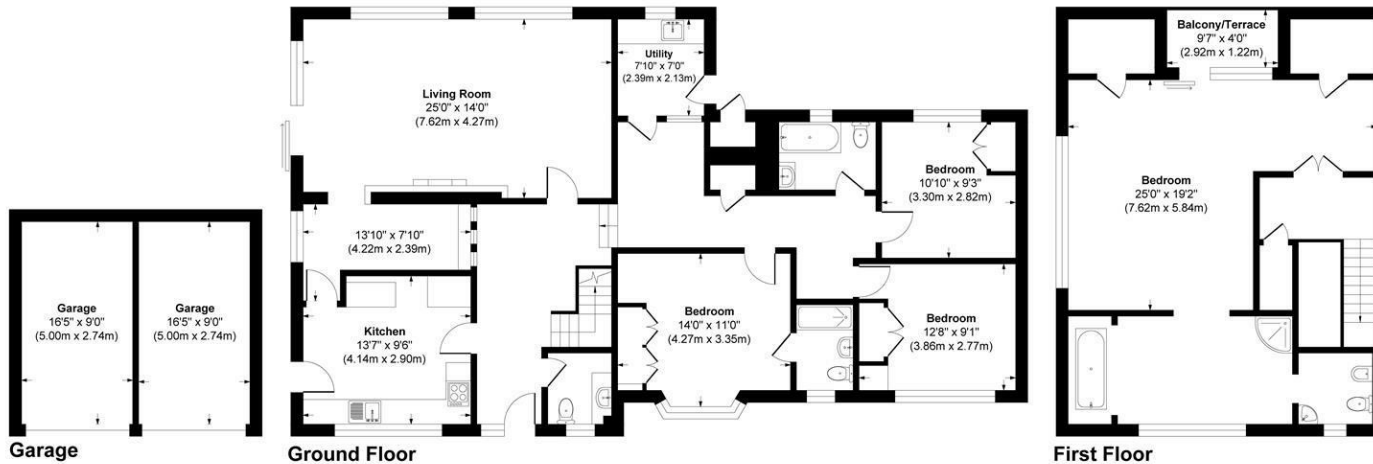




Floorplan

Cress Hill Farm

Approximate Gross Internal Area = 248.3 sq m / 2674 sq ft
(Including Garage)



EPC Rating - E

Tenure - Freehold

Council Tax Band - G

Local Authority
Stratford District Council

Illustration for identification purpose only, measurements approximate, and not to scale.

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
LAND

NEW
HOMES

BLOCK
MANAGEMENT

RURAL



DISCLAIMER

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