

VAUGHANREYNOLDS
ESTATE AGENTS

The Rickyard, Binton Road
Welford-on-Avon

About us

We are a dynamic independent agency with an excellent established reputation, selling property for clients in Stratford-upon-Avon and surrounding villages.

The directors Peter Vaughan, Ginny Vaughan and Matt Reynolds have many years' experience collectively and are well placed to advise clients on all property matters from the sale of residential property, advice on planning and development and marketing of New Homes.

We are very proud of our fabulous sale team who work hard to forge the personal contact and trust which is so important to helping our clients through the process.

In addition to great people, we believe in great marketing and in a very flexible approach to new initiatives, including video tours, social media coverage and high quality photography provided by a full-time member of our team. We also work hard with our colleagues at our Mayfair office to ensure the broadest possible national and international coverage.

We would love to advise you on what we can do to help with your property transaction so please get in touch.



Peter Vaughan
Director



Ginny Vaughan
Director



Matt Reynolds
Director



The Rickyard, Binton Road, Welford-on-Avon Warwickshire, CV37 6PP

Constructed in 2015 by a local independent builder and designed to embrace modern family living, this imposing detached home boasts a generous plot of circa 0.6 acre and an impressive amount of accommodation over two floors. Being finished to an exceptional standard throughout, and in addition to the appealing aesthetics, the property benefits from the latest infrastructure, such as an air source heat pump, under floor heating, a mechanical ventilation system and photovoltaic solar panels. Ideally located to enjoy easy access to the village amenities and wider facilities at hand in Stratford-upon-Avon and the Cotswolds, the property would ideally suit an active, growing family.

- * Reception Hall & WC
- * Sitting Room
- * Family Room
- * Impressive Living & Dining Kitchen
- * Utility / Boot Room
- * Five Double Bedrooms
- * Luxury Bathroom & Two En-suite
- * Substantial Outbuilding / Hobbies Room
- * Double Garage & Gated Parking
- * Generous 0.6 Acre Gardens
- * Remaining Term of Premier Build Warranty



 4
 5
 3
 0.60
 acre(s)

Being set back from the road beyond a screened frontage and double opening five bar gate, sits a generous, gravelled parking area providing ample secure parking and access to the internal accommodation.

Entering the property via an oak framed porch, you are greeted by an impressive double height hallway with oak staircase and glazed balustrade to the upper floor. Tiled flooring continues throughout and solid oak doors lead off. There is a generous sitting room with dual aspect windows and a feature fireplace with inset log burner.

Continuing through double opening pocket doors to the heart of this home, a large open plan family kitchen, dining and living space. The kitchen is exceptionally well designed to provide ample storage, prep space on granite worksurfaces and is complemented by a comprehensive range of branded appliances and breakfast bar for occasional dining. More formal dining can be enjoyed in the dining area, which has an expanse of bifold doors to rear framing an uninterrupted view of the garden, and a separate seating zone provides the perfect space to relax when hosting guests.



Combined, this amazing space lends itself well to a sociable open plan lifestyle. From here, you also access a separate family room, ideal for use as a hobbies room, home office or play room and a large utility / boot room.

To the first floor, a gallery landing provides access to five good size bedrooms and a well appointed family bathroom. The main bedroom boasts a feature vaulted ceiling with exposed timber truss, Juliet balcony, a fully equipped walk in wardrobe and luxury en-suite shower room. There is an equally well appointed Jack & Jill en-suite to bedrooms two and three, walk out balcony to the guest bedroom and all rooms have fitted wardrobes.

Externally, the property occupies a generous plot, that in all extends to approximately 0.6 acre. Laid mainly to lawn, there are various interspersed mature trees and shrubs throughout, hidden treehouse and a raised terrace, which links the living spaces and provides the perfect area for alfresco dining. A substantial timber framed outbuilding serves a multitude of purposes and can be accessed by car if required to the side of the property.

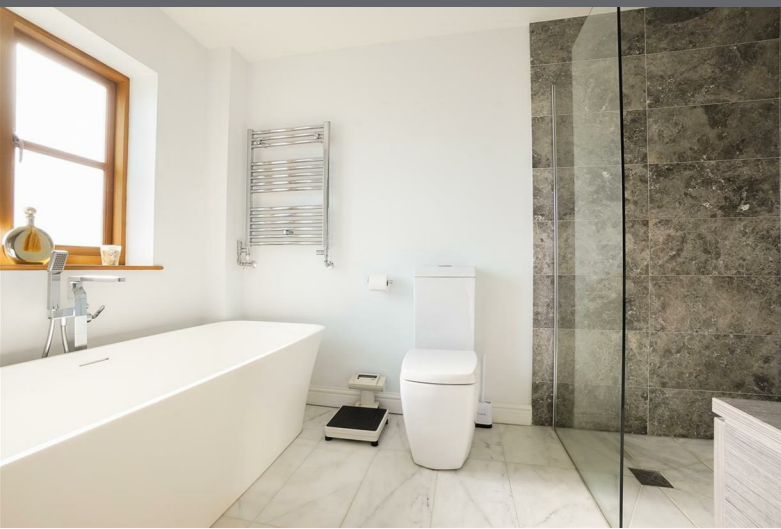




Location

Welford-on-Avon lies on the banks of the River Avon, on the borders of Shakespeare country, the north Cotswolds and the Vale of Evesham. It is well placed for access to the major Midland towns of Coventry, Birmingham, Redditch and Leamington Spa, as well as having good rail links with London from nearby Honeybourne and Stratford-upon-Avon. The village is four miles south-west of Stratford-upon-Avon and about 12 miles away from Junction 15 of the M40 motorway.

The population has increased over recent years, but careful planning has kept the village comparatively unspoilt, which is a major factor in its considerable popularity. Local amenities include a general store, church and three public houses, including the renowned Bell Inn, voted best country inn of the year. There is an Ofsted rated 'Outstanding' primary school, as well as excellent schools in the state and private sectors, including Stratford Grammar School for Girls and King Edward VI for Boys in nearby Stratford-upon-Avon.



Accommodation

Reception Hall

Guest WC

Sitting Room
17'01" x 14'11"

Family Dining Kitchen
36'06" x 28'11 max

Utility Room

Garden Room
19'02" x 12'10"

Gallery Landing

Bedroom One
14'09" x 14'02"

Dressing Room

En-suite Bathroom

Bedroom Two
15'01" x 14'07"

Jack & Jill En-suite

Bedroom Three
19'02" x 12'10" max

Bedroom Four
12'08" x 12'02"

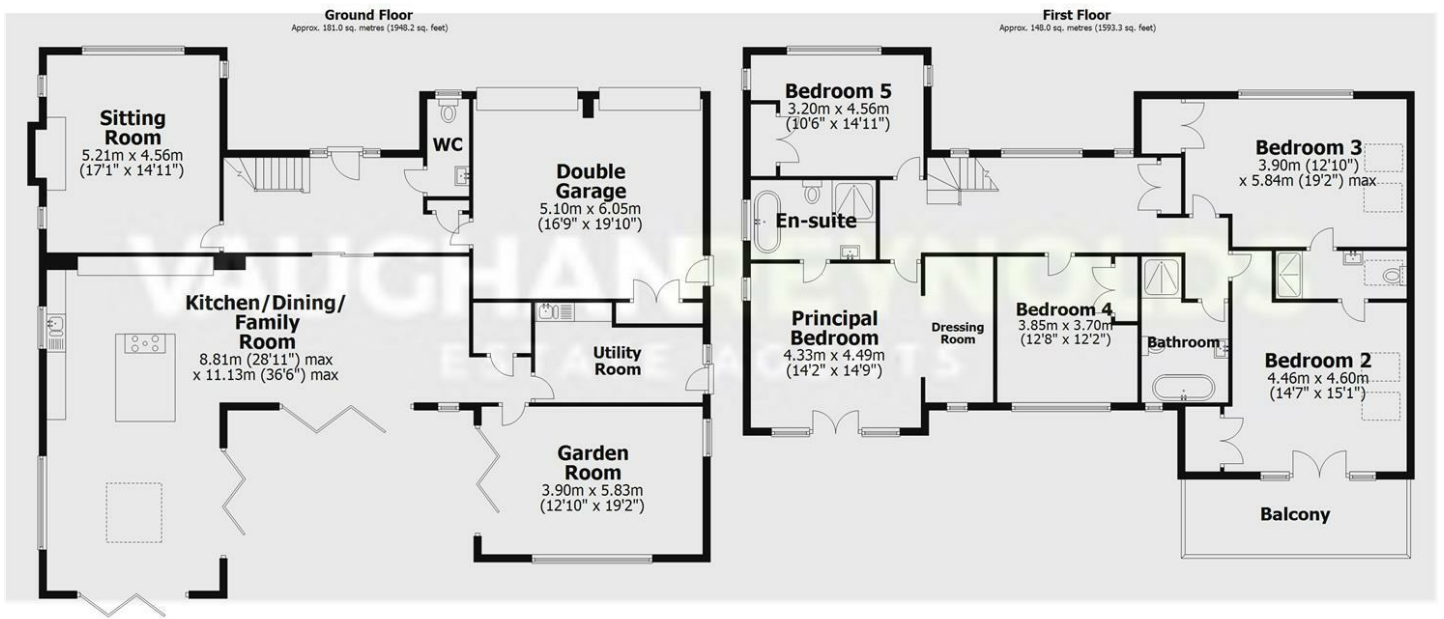
Bedroom Five
14'11" x 10'06"

Principal Bathroom

Double Garage
19'10" x 16'09"

Outbuilding
34'5" x 13'8"





Total area: approx. 329.0 sq. metres (3541.5 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanItUp.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 84 | 85 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: Mains water, electric and drainage. Air source heat system serving hot water and heating.

Local Authority: Stratford-upon-Avon, Council Tax Band G

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained. To complete our quality service, VaughanReynolds is pleased to offer the following:-

Free Valuation: Please contact the office on **01789 292659** to make an appointment.

VaughanReynolds Conveyancing: Very competitive fixed price rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details or go to www.vaughanreynolds.co.uk.

VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in his employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

VAUGHANREYNOLDS
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10 Union Street, Stratford-Upon-Avon, Warwickshire, CV37 6QT
T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk