



VAUGHANREYNOLDS
ESTATE AGENTS

Thornfield, Hollis Grove
Welford On Avon, CV37 8GB



The Property

Set within an exclusive back water development of just four similar properties, this attractive detached home was constructed in 2019 by a local specialist developer and benefits from the remaining term of NHBC warranty. Being finished to an exacting standard and designed to appeal to aspirational buyers wishing to embrace village life, this wonderful home provides the perfect turn key opportunity.

Entering the private development, the subject property is located to the right and boasts a generous plot, including the open area of green to the front and side. A paved path flanked by box hedging leads to the property, entering under an oak framed porch.

The reception hall is a welcoming space, with karndean flooring and under floor heating throughout, oak staircase to the upper level and solid wood doors off. There is a cloaks cupboard, under stair storage and zoned lighting. The three separate reception rooms include a generous sitting room with bifold doors to rear and inset Aga wood burner, a useful study and formal dining room. This versatile arrangement provides a variety of lifestyle options and seamlessly links to the impressive family kitchen.

Fitted with a comprehensive range of storage, the 'Sheraton' fitted kitchen enjoys two tone shaker door fronts and contrasting quartz tops over. There is a bank of integrated AEG appliances to include three ovens, induction hob, dishwasher, wine cooler, full height fridge and freezer. The centre island provides ample preparation space and room for occasional dining. The family space affords a social arrangement at meal times and is flooded with natural light through an expanse of bifolding doors. An inner door then leads through to a spacious utility and boot room, which has independent access to side.

To the first floor, a generous open landing with feature glazing and ample space for seating provides access to five double bedrooms and a stylish family bathroom with Vitra tiles. There are three equally well appointed en-suite shower/bathrooms fitted with modern white suites and complimentary porcelain tiling and the main bedroom also enjoys a walk in wardrobe. Various rooms boast distant views towards the Malvern Hills and Welcombe Hills Obelisk







Externally, the property sits well within its plot, with CCTV all around the property, with a neatly landscaped garden to rear enjoying a due south west orientation. Laid mainly to lawn, there are planted borders with concealed irrigation, a generous private terrace patio ideal for alfresco dining and a gated access to the fore. A personnel door leads to the rear of the double garage, which provides secure parking for two cars. The loft space is boarded and houses the hot water system. Ample parking is provided to the front and side of the property which can be monitored by a remotely operated CCTV security system.

The 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.



The village has an active sporting community including cricket teams, football teams and a bowls club (indoor and outdoor). Local leisure facilities including an 18 hole golf course, walking and cycling routes, including the famous Greenway Trail into Stratford-upon-Avon. There is also a very popular history society and clubs for youngsters, including Cubs, Scouts, Brownies and Girl Guides.



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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.

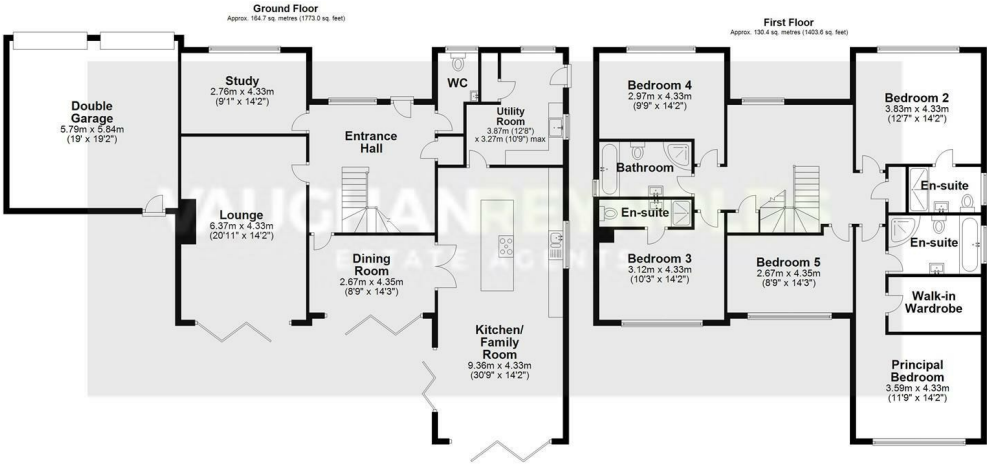
Tenure: The property is Freehold. There is a management company in place to assist in the future management of the driveway, services and other associated shared interests.

Services: Mains water, electric and drainage. LPG fired central heating (under floor to ground floor). Solar panels for hot water.

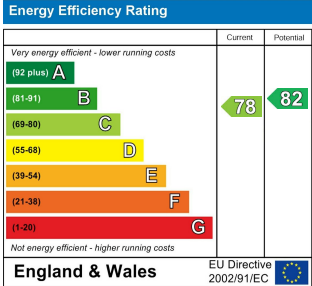
Local Authority: Stratford Upon Avon, Council Tax Band G

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Total area: approx. 295.1 sq. metres (3176.6 sq. feet)
This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Where every care is taken in preparation of the plan, please check all dimensions and shapes before making any decisions reliant upon them. Plans prepared using Planitrac.



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