

VAUGHANREYNOLDS
ESTATE AGENTS

Beeches, Duck Lane
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



Beeches, Duck Lane, Welford On Avon, Stratford-upon-Avon, CV37 8QD

This striking, detached family home was constructed in 2019 by the current owners, using a blend of natural materials, that helps the property to nestle into its leafy established surrounding. Designed to offer a wealth of versatile accommodation over two floors and to embrace the generous mature garden to rear, this imposing home extends to approximately 4083 sq ft and is ideally positioned to take advantage of the countless attractions and amenities available within the village, and further afield in Stratford-upon-Avon and The Cotswolds.

- * Impressive Reception Hall * WC & Cloaks * Sitting Room
- * Snug / Study * Open Plan Family Dining Kitchen
- * Utility & Boot Room * Five Good Size Bedrooms
- * Two Luxury En-suite & Principal Bathroom
- * Double Garage & Ample Parking
- * Generous Mature Garden Circa 0.785 Acre



3



5



3



0.79
acre(s)

Being set back from the road beyond a generous frontage, offering a high degree of privacy, you enter the plot from a private driveway off Duck Lane, into a gravelled courtyard, which provides ample parking and circulation space for several vehicles, along with access to the double garage and internal accommodation.

Entering the property, you are greeted by a light filled, double-height reception hall with an oak and glazed framed banister and tiled flooring throughout. Panelled doors lead off to a

generous lounge, which has two sets of French doors to rear, leading to and affording views of the garden and a central fire as a focal point. There is a useful study / snug and a modern WC/cloaks.

The heart of this home is with out doubt the impressive open plan family dining kitchen and living space. Zoned into three areas, this impressive room provides the perfect space for families and friends to gather whilst preparing meals.



The kitchen is well-appointed with a comprehensive range of classic hand painted units, contrasting quartz worksurfaces over and a range of branded appliances. The dining area can easily accommodate a large table and chairs and the seating area is filled with natural light through feature glazing, including a striking atrium.

There is a useful utility room providing additional storage and a large boot room which has independent access to the forecourt parking area and a personnel door to the attached double garage.

To the first floor, a central gallery landing provides access to five good size double bedrooms and a modern, well appointed principal bathroom. The main bedroom notably boasts a feature vaulted ceiling, walk in wardrobe and luxury en-suite shower room. The guest bedroom also enjoys a similar quality en-suite shower room.

Externally, the property sits well within its plot, that in all extends to approximately 0.785 acre. Rolling lawns have interspersed fruits trees throughout and abut a mature planted boundary providing an excellent degree of privacy. An expanse of terrace provides ample space to enjoy alfresco dining and entertaining in the summer months.

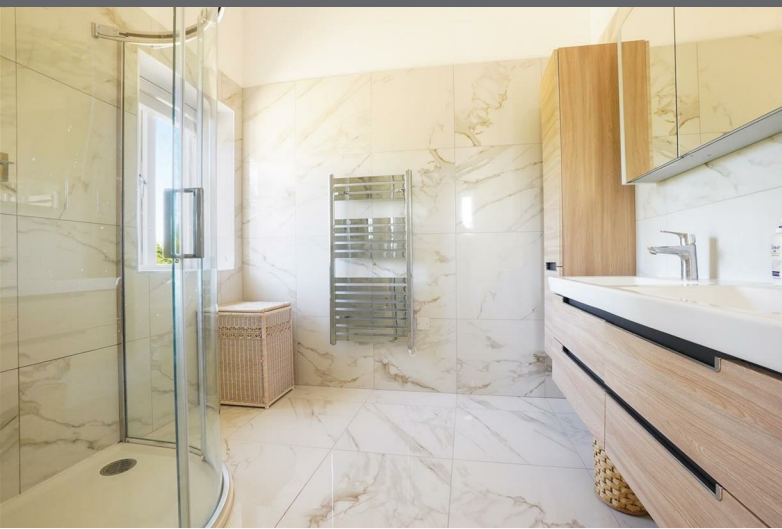




Location

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

Ground Floor

Entrance Hall

Guest WC

Kitchen/Dining/Family Room

7.50m x 9.70m (24'7 x 31'10)

Study

3.91m x 3.47m (12'10 x 11'5)

Sitting Room

4.37m x 7.94m (14'4 x 26'1)

Utility Room

2.76m x 3.96m (9'1 x 13'0)

Boot Room

2.09m x 4.67m (6'10 x 15'4)

First Floor

Principal Bedroom with En Suite & Walk-In Wardrobe

4.80m x 5.69m (15'9 x 18'8)

Guest Bedroom with En Suite

5.43m x 4.16m (17'10 x 13'8)

Family Bathroom

Bedroom Three

4.36m x 3.67m (14'4 x 12'0)

Bedroom Four

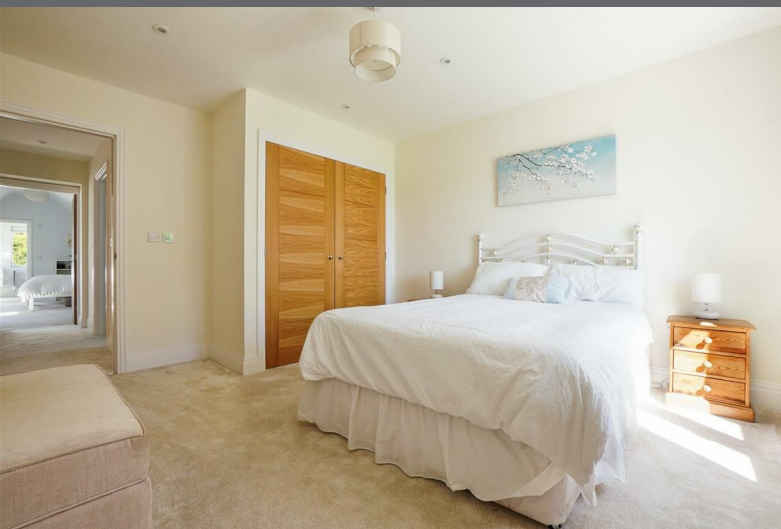
4.36m x 3.45m (14'4 x 11'4)

Bedroom Five

4.40m x 3.47m (14'5 x 11'5)

Double Garage

5.97m x 5.86m (19'7 x 19'3)





Total area: approx. 373.7 sq. metres (4022.0 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 Planity.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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, drainage and electricity. An air source heat pump services the hot water and heating.

Local Authority: Stratford-upon-Avon District 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.

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