



VAUGHANREYNOLDS
ESTATE AGENTS

Cedar Lodge, Church Street
Welford On Avon, Stratford-Upon-Avon, CV37 8EJ



The Property

Located in an established leafy setting in the heart of Welford on Avon, a popular thriving village on the outskirts of Stratford, this spacious detached bungalow sits well within its mature plot and boast a versatile layout of well presented accommodation throughout.

Planning permission has been granted for a replacement dwelling (ref: 24/00678/FUL), providing a striking 1.5 storey home, with accommodation extending to approximately 2,500 sqft. A rare opportunity for a buyer to create their perfect home.

Being offered with no upward chain, the property is set back from the road beyond a generous frontage and driveway providing ample off road parking and access to the internal accommodation which in brief comprises;

An enclosed porch leads through to a reception hall with ample cloaks storage, guest WC and panel doors off. The sitting and dining room is a generous space, filled with natural light through dual aspect windows and opening glazed doors to the side. Affording ample space for both relaxed seating and dining, this room links seamlessly with the kitchen. Fitted with a comprehensive range of storage, complimented by granite worksurfaces and a bank of integrated appliances, there is also an opening to a useful utility room.

An inner lobby leads to three bedrooms, two of which have fitted storage and modern en-suite shower or bathroom facilities.

Externally, the gardens principally extend to three sides, providing a wealth of versatile seating areas to enjoy, whilst being interspersed with lawns, planted boarders and mature specimen trees. There is an outside store and a detached oversize garage with additional stores. Beyond sits a generous driveway providing parking for multiple vehicles.







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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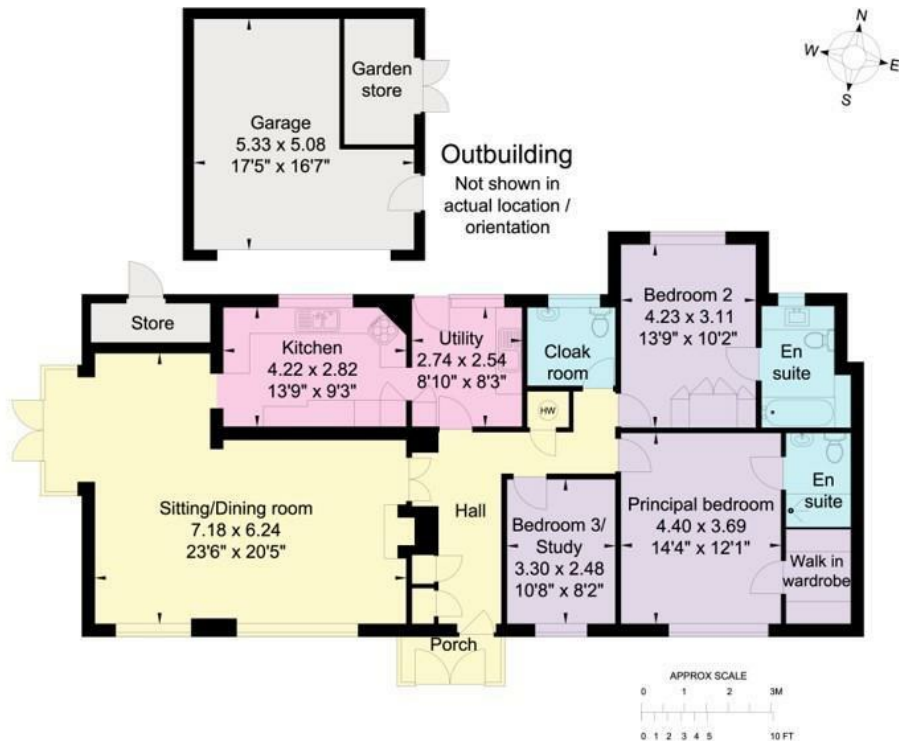


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APPROXIMATE GROSS INTERNAL FLOOR AREA:

House: 139 sq m (1,500 sq ft)
 Outbuilding: 27 sq m (291 sq ft)
 Total: 166 sq m (1,791 sq ft)

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This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.

**Cedar Lodge
 Welford on Avon**

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.

Local Authority: Stratford, 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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