



VAUGHANREYNOLDS
ESTATE AGENTS

Mawley, Church Lane
Welford On Avon, Stratford-Upon-Avon, CV37 8EL



The Property

Located in a prestigious backwater setting in the heart of Welford on Avon, this detached home offers a wealth of space and has been exceptionally well maintained by the current owners in their tenure, but would now benefit from a course of remodelling works, to meet with modern buyers needs. Being set back from the no through road beyond a raised fore garden and driveway, the internal accommodation in brief comprises;

A reception hall with WC/shower has stairs off and panel doors to the reception spaces. The living room is a generous space with a central feature fireplace, dual aspect windows and interlinking doors to the dining room and conservatory. This space is filled with natural light and provides a useful multipurpose room for all year use. The dining room also enhances the properties versatility, and further links to the kitchen, which is fitted with a comprehensive range of storage, complimented by solid wood worksurfaces and a bank of integrated appliances.

To the first floor, a central landing provides access to three good size double bedrooms and the principal bathroom.



Externally, the property sits well within its mature plot, enjoying a well-established south facing garden to rear laid mainly to lawn with paved terracing ideal for al fresco dining and various shrubs and trees interspersed throughout. There is gated access to side, leading to the front, where there is ample parking and an attached double garage with internal boiler room.





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 with vacant possession upon completion of the purchase.

Services: Mains water, electric and drainage. OIL fired central heating.

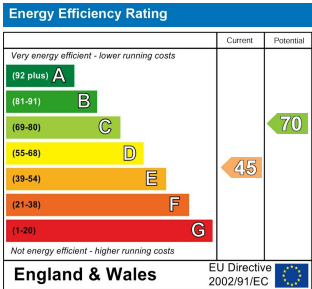
Local Authority: Stratford, Council Tax Band G

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Total area: approx. 178.3 sq. metres (1918.8 sq. feet)
Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.
Plan produced using PlanUp.



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