



**VAUGHANREYNOLDS**  
ESTATE AGENTS

Wild Cherry, 24 Millers Close  
Welford On Avon, Stratford-Upon-Avon, CV37 8QG





## The Property

Located in the heart of Welford on Avon set within an established location, Wild Cherry is a one of two newly constructed properties that were completed in 2024 by a bespoke local developer. The attention to detail is second to none, with immense thought and consideration being given to layout and finish throughout. Modern fittings and a mixture of natural materials blend seamlessly to create an appealing environment, enhanced by statement pieces such as a bespoke hand built and painted kitchen and luxury bathroom suites. Technology wise, there is a state of the art air source heat system and under floor heating throughout. Viewing is strongly recommended to fully appreciate the standard and scale of accommodation on offer, which in brief comprises:

An inviting entrance hall with solid wood flooring provides access to the reception spaces and stairs rise to the upper floor. The sitting room is located to rear, is filled with natural light through an expanse of aluminium and glazed bifold doors to rear and window to side. The Snug/Sitting Room is located to front, has an opening for a log burner and serves as useful second reception room.

The heart of this home is the impressive open plan family dining kitchen. Zoned to offer space for both dining and occasional seating, this welcoming room encourages a more social way of living. The kitchen has a range of bespoke units, complete with hand painted solid Ash doors, contrasting quartz worksurfaces over and a bank of integrated NEFF appliances. There are partial oak and porcelain tiled floors, that lead through to the dining and seating areas, further continuing to an equally well-appointed utility/boot room and guest WC/Cloaks.

To the first floor, a central landing with large walk in airing cupboard, provides access to four good size bedrooms and a stylish principal bathroom. Fitted with a contemporary white suite and striking porcelain tiles, this space is beautifully appointed and boasts a luxury feel. The main bedroom also has an equally well appointed en-suite shower room.

Externally, there is a pleasant enclosed garden to rear, laid mainly to lawn with a paved porcelain tiled terrace linking the rear reception spaces and timber fencing to the boundary providing an increased sense of privacy and seclusion. To the front of the property a double width driveway provides ample off road parking and is flanked by planted borders. There is outside lighting and an electric car charging point.











#### Specification:

Brick and block construction  
Solid concrete floor construction to the ground and first floor  
UFH heating ground and first floor  
Heatmiser heating controls, Air source heating  
Residence R7 windows, Aluminium bifold doors

Broom joinery bespoke kitchen with solid painted ash doors,  
Quartz worktops  
NEFF kitchen appliances – full height fridge freezer, induction  
hob, oven and dishwasher

300mm wide engineered oak flooring  
Natural limestone floors and Luxury carpet

Hansgrohe taps and shower accessories.  
Matki shower screens, Laufen vanity units and sanitary ware  
Stone resin shower trays, Porcelain bathroom tiles  
Broom joinery bespoke oak front and back door, oak porches  
Chimney to accommodate a wood burning stove  
Porcelain external patio

#### 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.







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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.

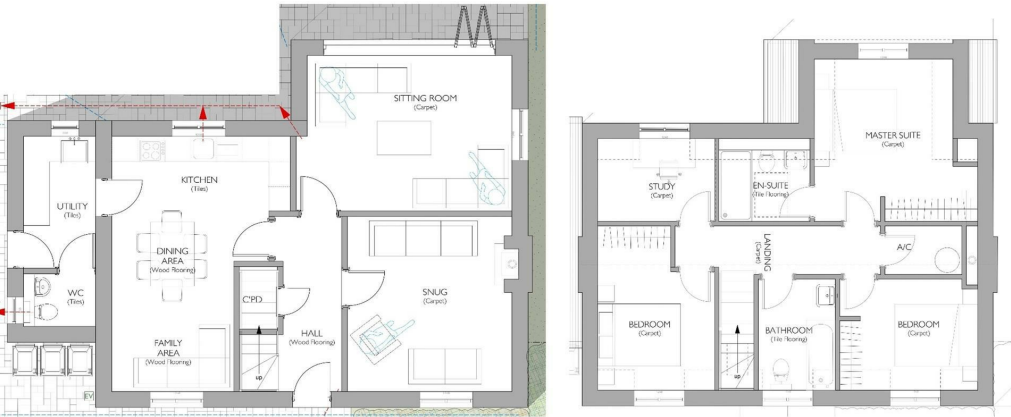
Tenure: The property is Freehold with vacant possession upon completion of the purchase. 10 year AHCI Advantage Build Warranty.

Services: Mains water, drainage and electricity. No Gas.

Local Authority: Stratford, Council Tax Band New Build

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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Ground Floor

First Floor

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

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