



Church Lane, Welford On Avon

CV37 8EL

In Excess of £750,000



Are you looking to escape the towns and cities to relocate for peaceful, tranquil village life? Do you want a real sense of community, with lots going on and access to good amenities? Do you want a property that is well-proportioned throughout? How would all of this, plus being within easy reach of picturesque countryside just a few minutes walk in any direction and riverside walks sound? Take a look at this wonderful three-bedroom detached home which boasts a decent sized, mature South facing rear garden, located in a quiet backwater within the heart of the highly desirable village of Welford-on-Avon.

The internal layout of the property is an appealing one, with a blend of generous sized living spaces to cater for all your family needs and enviable bright and airy rooms throughout, with many rooms having dual aspect so light floods in all day long.

Approached via pathway from the driveway leading up to the front entrance door, opening into the welcoming entrance hallway. All the living accommodation is located on the rear, so all rooms enjoy privacy and views of the beautiful garden.

Straight ahead you enter the dining room which links the downstairs accommodation. This is a lovely room that has plenty space for a six-person dining table for your more formal conversation. This really would be the 'hub' of the house and a great entertaining space which would come alive on those special occasions.

Taking the left set of French doors you flow into the inviting living room, a great place to kick back and relax in front of your favourite box set. There is plenty of space to accommodate the whole family with space enough for a few sofas and armchairs and an open fireplace creates a lovely focal point. French doors lead out to the large conservatory.





The conservatory is a great place to enjoy a good book or catch up with friends over afternoon tea. Two French doors open out onto the rear garden and patio area linking internal and external spaces together easily.

Head back into the dining room and off to the right is, yes you guessed it, yet another well-proportioned room the kitchen. The kitchen is fully fitted with a hand built, shaker style units with complementary woodwork surfaces over. The kitchen has integrated fridge, freezer and dishwasher making the look seamless and there is space for a range style cooker. A rear door takes you out to the rear garden and a further door takes you into the double garage where the boiler room combined utility area is located, great for keeping those noisy appliances out of earshot.

At the far end of the hallway there is a downstairs shower room being fitted with a three-piece suite incorporating shower cubicle, vanity wash hand basin and WC. Stairs rise up the front of the property to the first floor landing.

To the first floor, there are three wonderfully bright and light bedrooms, and all boast dual aspects; this completes the sleeping accommodation. Finally, a family bathroom being fitted with four-piece suite including freestanding claw bath and separate shower cubicle having mains shower.





Outside the rear garden is the icing on the cake! A manicured, mature garden mainly laid to lawn with shrubs, trees and well-stocked planted borders and an ornamental metal arch that supports a beautiful Wisteria. There is a large patio area that creates a great space to put out table and chairs to enjoy al-fresco dining or a summer BBQ. There is a further area to place a Bistro table and chairs for a lovely spot to enjoy lazy coffee mornings whilst listening to nature's playlist. There is a shed to house garden equipment and stowaway garden furniture cushions and side gated access takes you round to the front of the property.

To the front of the property there is a double garage with an electric up and over door and the driveway in front provides parking for two vehicles side by side. There is beautifully kept, fore garden mainly laid to lawn with planted borders.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Three Bedroom Detached Home
- Three Reception Rooms
- Spacious Kitchen
- Two Bathrooms
- Double Garage & Driveway
- South Facing Manicured Rear Garden
- Quiet No Through Road
- Close to Local Amenities & Local Pub
- Highly Sought After Location in Heart of Desirable Village
- No Chain

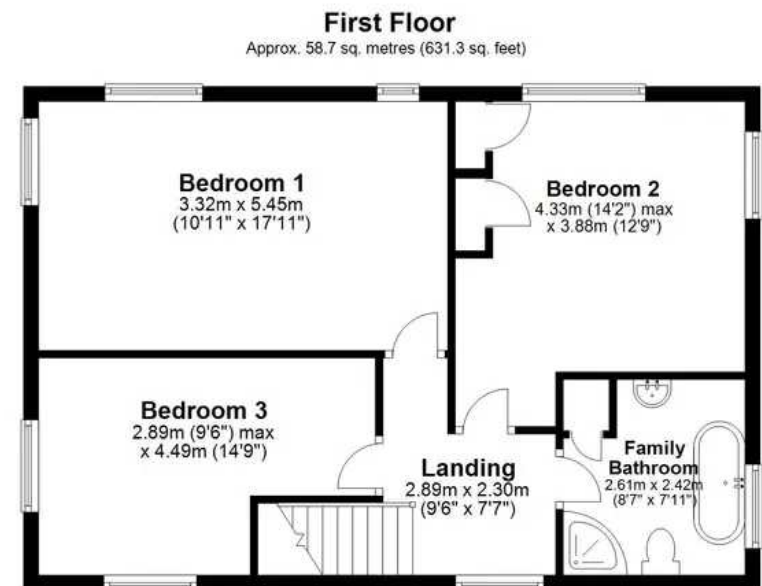
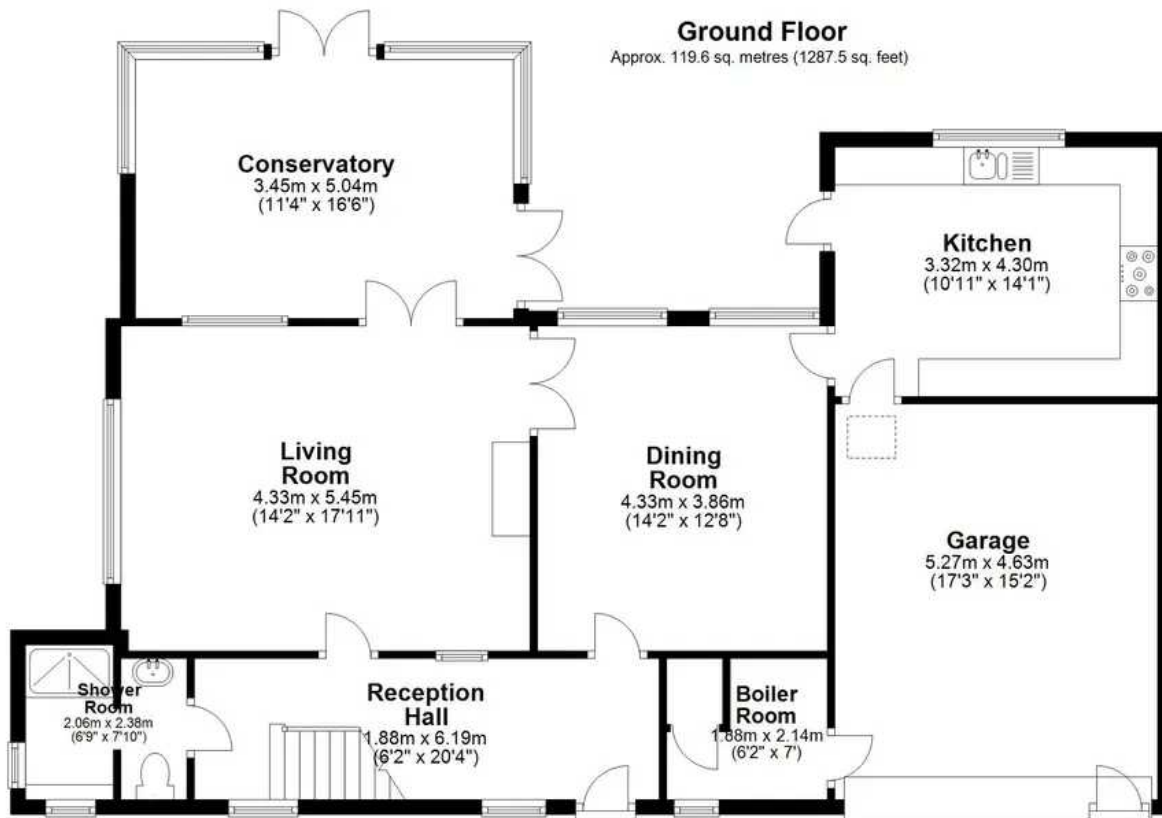




Church Lane, Welford On Avon

Stratford-Upon-Avon, CV37 8EL

This home is a real gem and would suit an array of buyers. Situated in the heart of the popular village of Welford-on-Avon that has a great sense of community, a good primary school, local shop with Post Office and those all-important award-winning local pubs. If you fancy something a bit livelier there are buses that take you to Stratford-upon-Avon town centre or to the riverside village of Bidford-on-Avon.



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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