



Middleton House
Headland Road, Welford-on-Avon



Middleton House

Welford-on-Avon

Middleton House is located in the much sought-after Warwickshire village of Welford-on-Avon. Welford lies about 4.4 miles to the southwest of Stratford-upon-Avon. The village has an excellent, active community with numerous events throughout the year, often centred around the village hall and famous maypole. It has a fine parish church, several public houses, a general store with a post office, a family butcher and deli, a cricket club, a marina, an 18-hole golf club, a bowls club and a garage.

Nearby Stratford-upon-Avon is the region's cultural centre and is famed for its theatres and Shakespearean heritage. The town also offers many shops, restaurants, public houses, and



Tenure: Freehold

Local authority: Stratford-on-Avon

Council tax band: D



entertainment and sports facilities.

There is a primary school in Welford-on-Avon with a superb reputation and an excellent range of state, private and grammar schools to suit most requirements. The property is exceptionally well located for The Croft Prep School, Stratford Grammar Schools, Alcester Grammar School, and Warwick Schools are also within easy reach.

Birmingham International Airport is about 28 miles away, and trains run from Warwick Parkway Station to London Marylebone and from Coventry to London Euston.



The property

Middleton House is a modern, newly built house in a popular village. An open plan kitchen,/dining/living room opens to the sunny, south-facing rear garden. It is a space which is sure to be the hub of the home and features a ceiling lantern surrounded by an eco-friendly sedum roof. The fully appointed kitchen has two Bosch Ovens, an integrated microwave, an induction hob, a dishwasher and an integrated fridge freezer. There is a further sitting room on the ground floor, a guest WC, and a useful utility room. There is Kardean flooring to the majority of the ground floor and both bathrooms, with carpet in all other rooms.

The first floor has a principal bedroom suite with an en suite bathroom. Two further bedrooms share a family bathroom.

The rear laid to lawn garden has a delightful patio area ideal for entertaining. To the front there is a large driveway providing parking for several cars.





Services

Mains electricity, water and drainage are connected. Air Source Heat Pump with underfloor heating to the ground floor. 10-Year Build Zone warranty.

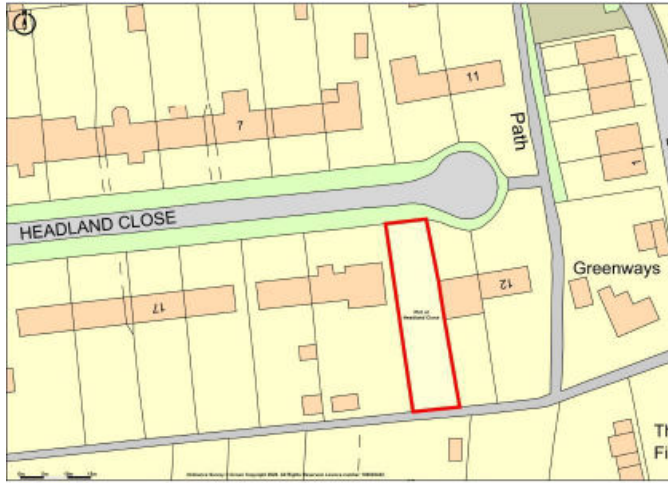
Directions (CV37 8EU)

What3words:/// ///ringside.daily.rekindle

Viewing

By appointment only with the agents.

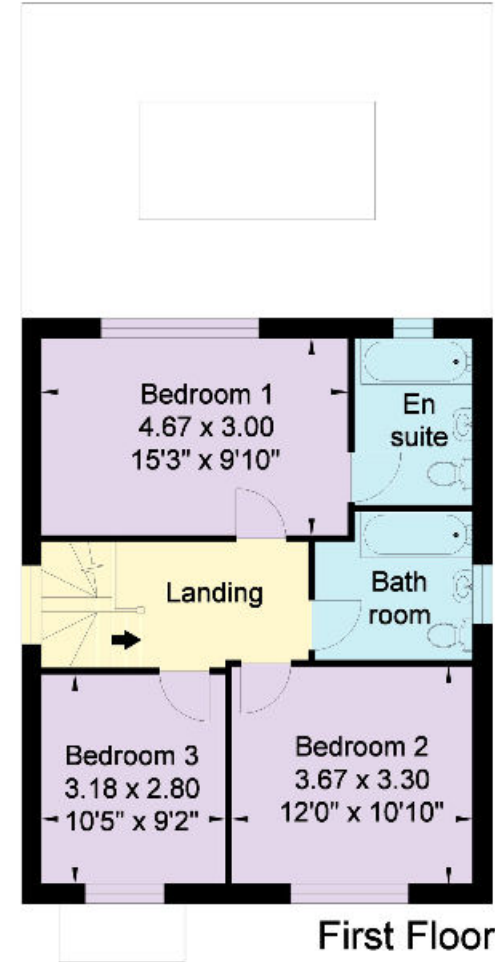
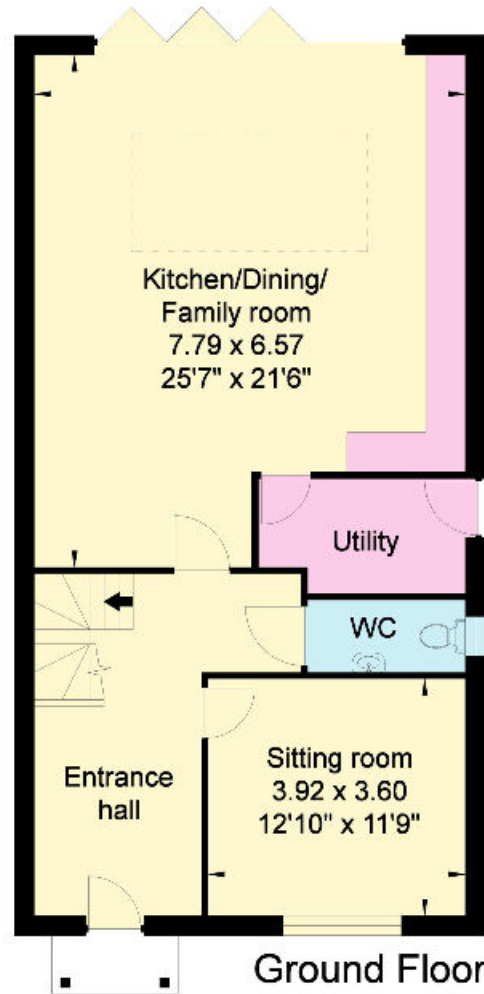




Promap v2
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 StreetView - 5.108, Page Size - A4

**Approximate Gross Internal Floor Area
 141 sq m / 1,518 sq ft**

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 the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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Date: 02 February 2024
Our reference: STR012020127

Middleton House, 13A Headland Close, Welford on Avon, Stratford-upon-Avon, CV37 8EU

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £595,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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We'd love to help you.

Yours faithfully



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