



Welcombe House, 32 Avenue Road, Stratford-upon-Avon





A detached five bedroom family home in an **extremely desirable location** close to the Welcombe Hills.



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Double

EPC

C

Tenure

Freehold

Local Authority

Stratford on Avon District Council

Council Tax

Band H



Distances

Warwick 9 miles, Warwick Parkway Station (Intercity trains to London Marylebone from 69 mins), M40 (J15) 8 miles, Leamington Spa 12 miles Chipping Campden 12 miles, Birmingham International Airport 23 miles (Distances and time approximate)

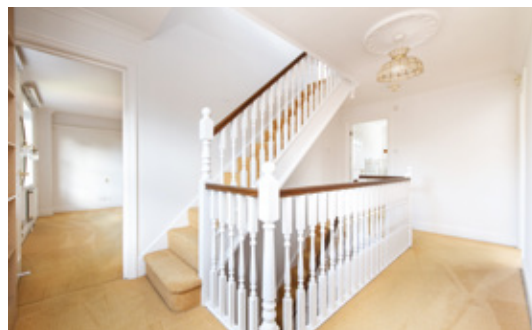
Location

Avenue Road is one of the prime residential roads in Stratford-upon-Avon, a quiet and leafy area close to the Welcombe Hills and the town centre. Stratford-upon-Avon is renowned as the region's cultural centre, and in the town, there is a wide range of shopping, recreational facilities, quality restaurants, public houses and gastro pubs, all within walking distance.

Schools, including The Croft Prep School, King Edward VI Grammar School for Boys, Shottery Grammar School for Girls and Stratford High School serve the area. Warwick and Leamington Spa are also nearby and provide additional shopping facilities and schools.

For the commuter, the M40 is easily accessible, and there are regular trains from Warwick Parkway and Stratford-upon-Avon to both Birmingham and London.



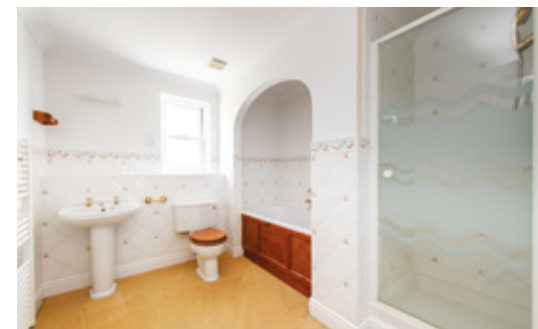
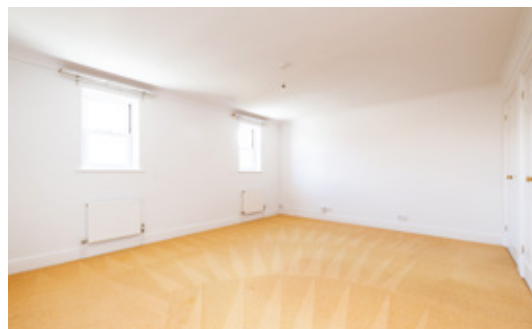


The property

Welcombe House is situated down a secluded private driveway at the top of Avenue Road, one of the best-regarded roads in Stratford-upon-Avon. The property is located just moments from the Welcombe Hills and approximately half a mile from the town centre. Constructed in the late 1990s, the house has spacious accommodation arranged over three floors, which has been recently redecorated throughout but would benefit from updating in parts.

The front door opens into the entrance hallway, with various reception rooms leading off, including a sitting room and study, both of which have a front aspect.

The large sitting room has windows to two sides, French doors to the garden and a set of doors leading into the dining room. The conservatory can be accessed from either the dining room or kitchen and has lovely views across the garden. The fitted kitchen has tiled flooring and wooden cupboards, with a utility located just off with a door to the side of the house.



Upstairs, the principal suite is a lovely size and has a walk-in dressing area fitted with four sets of double wardrobes and an en suite bathroom with dual sinks. There are two further bedrooms, both with fitted wardrobes, which share the family bathroom.

On the second floor are two further double bedrooms with fitted wardrobes and en suite shower rooms.



Gardens and grounds

Outside, the extremely private east-facing garden is mainly laid to lawn with a patio stretching the width of the house. There is gated access around both sides of the property and a gate in the rear fence leading directly to Rowley Fields.

To the front of the property, there is parking on the driveway for several cars, a detached double garage with electric doors, and a small garden.

Services

All mains services are connected to the property.
Gas-fired central heating.

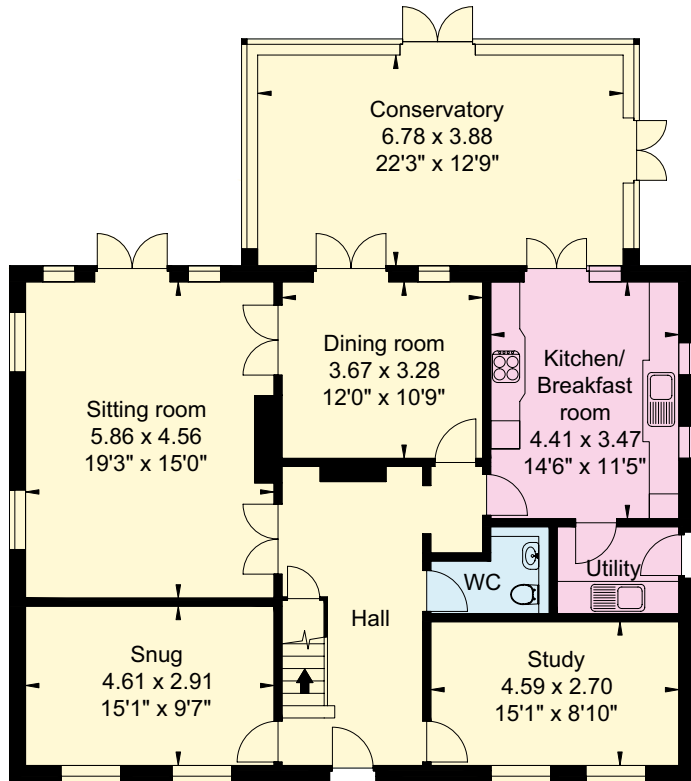
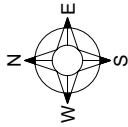
Directions (CV37 6UW)

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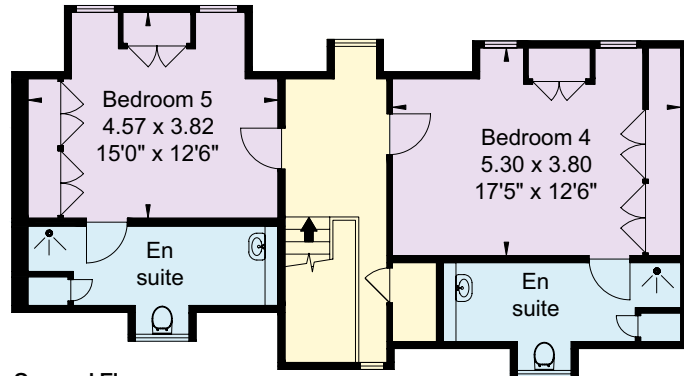
Viewing

By prior appointment only with the agents.

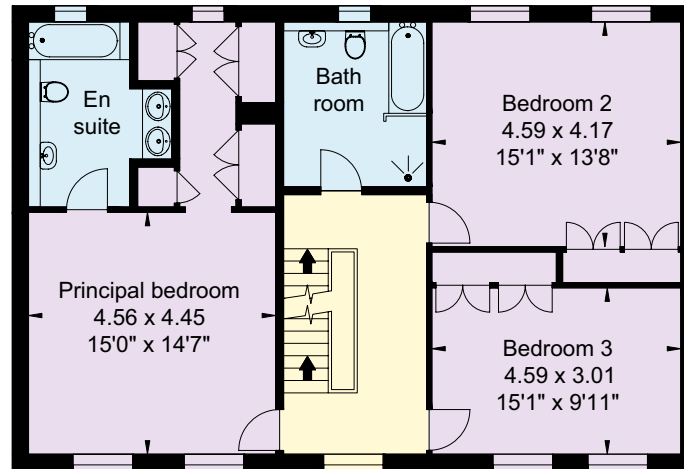
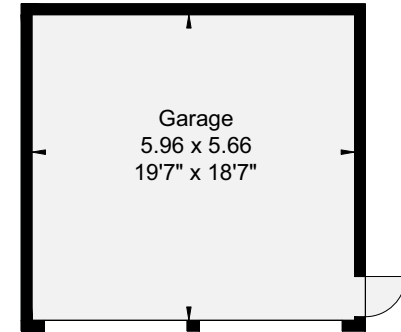




Ground Floor



Second Floor



First Floor

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Approximate Gross Internal Floor Area
House: 299.7 sq m (3,226 sq ft)
Garage: 33.7 sq m (363 sq ft)
Total: 333.4 sq m (3,589 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: 06 June 2024
Our reference: STR012268903

Welcombe House, 32 Avenue Road, Stratford-upon-Avon, CV37 6UN

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,325,000.

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



KNIGHT FRANK LLP

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