



Sunfield, Barton Road, Welford-on-Avon

Sunfield, Barton Road

Welford-on-Avon

Sunfield is situated close to the village centre within easy walking distance of village amenities and set back from the road.

Welford-on-Avon is a highly sought-after village situated about 6 miles southwest of Stratford-upon-Avon. The village has an excellent, active community with a fine parish church, public houses, general stores and a garage. There is an excellent range of shopping and leisure facilities in nearby Stratford-upon-Avon, which is also the home of The Royal Shakespeare Company.



Tenure: Available freehold

Local authority: Stratford-on-Avon District Council

Council tax band: E





There is a primary school in Welford-on-Avon with an excellent reputation, and in the area, there are state, grammar and private schools to suit most requirements, including The Croft Prep School, King Edward Grammar School for boys and Shotton Grammar School for Girls.

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

Racing is at Stratford-upon-Avon, Warwick and Cheltenham, and there are several golf courses in the area, including a golf course in the village.





A beautifully renovated and extended detached energy-efficient house with a lovely garden and detached triple garage.

Sunfield, with an attractive rendered front elevation and hipped tiled roof, has been extensively remodelled and extended by the previous owners when they bought the property in 2016. The gardens have been landscaped, and the garage block constructed at the end of the garden, with an electric car charging point.

The house is now very well designed for modern living with underfloor heating to the kitchen and bathrooms, wiring, TV points, plumbing and new bathroom and shower rooms, with towel rails heated by the central heating and with electric heating in the summer, oak doors and hard wearing flooring, UPVC double glazed windows, with wide south-facing windows to the drawing room and principal bedroom, as well as the bifold doors and large roof lantern to the family room, which also has windows to east and west.

The present owners have made significant improvements to improve energy efficiency and reduce running costs for the property with 16 solar panels with battery storage, a new air-source heat pump and improved insulation. Dating originally from 1958, there is a recessed porch to the entrance hall with the staircase rising to the first floor. Coat cupboard. The dining room has a wide opening to the family room with its engineered oak floor and triple aspect views over the garden, making it a most lovely bright room to sit and relax and with the bifold doors can merge into the outside flagstone patio. Drawing room with fireplace with wood burner. Kitchen breakfast room with a window to the front and high-level Velux window providing additional light with an extensive range of modern kitchen units and quartz worktops. Sink with instant boiling and filtered water tap and integrated appliances, cooker with three ovens, one of which is also a grill with electric induction hob and extractor, microwave and dishwasher. American-style fridge/freezer. Matching island unit with breakfast bar. Walk-in fitted pantry with second sink and utility room with plumbing for washing machine and dryer and side door to the garden.

The principal bedroom is on the ground floor, giving flexibility for retirement living, with a range of fitted drawers to one wall and a wide south-facing window, a tiled en suite shower room with a large shower, WC and twin basins.





Fitted dressing room with an extensive range of wardrobes and separate door to the hall. Study/double bedroom four with adjoining tiled shower room/ground floor cloakroom.

The staircase with an oak handrail rises to the first-floor landing. Double bedroom two with dormer and Velux window, fitted range of drawers and access to eaves. Double bedroom three with two dormer windows, cupboard and access to eaves storage. Tiled family bathroom with underfloor heating. Bath with over-bath shower, WC and basin.

Gardens and grounds

Approached by an in-and-out-edged gravel drive and parking area, with a picket fence with shrubs and flowering cherry against the road. The drive continues past the side of Sunfield through electric gates to the garage at the end of the garden, with a hedge and shrub border to the boundary and a rose trellis screen to the garden. Behind the house is a wide flagstone patio. Lawn and fish pond with cascade and filter and paved edging. The lawn is framed by shrub and herbaceous beds and borders with a wide variety of plants and trees and with garden lighting. In front of the garage is a further paved patio and a former car turntable. Substantial oak-framed garage with two open-fronted garages and a further garage/workshop/man cave with power and light and TV point, sink and separate WC, with double doors to the front with a canopy over. Wooden garden store and wood store, rainwater collection butts.

Services

Mains electricity, water and drainage are connected to the property. Air source central heating. Security system.

Directions (CV37 8EY)

From Stratford upon Avon, proceed out on the Evesham Road signposted Bidford on Avon (B439). After approximately 4 miles, turn left and turn to Welford on Avon, proceed over the river bridge and through the village, past The Bell public house on the right, to the maypole, turn right on to Barton Road and Sunfield will be found on the left, identified by the Knight Frank board.



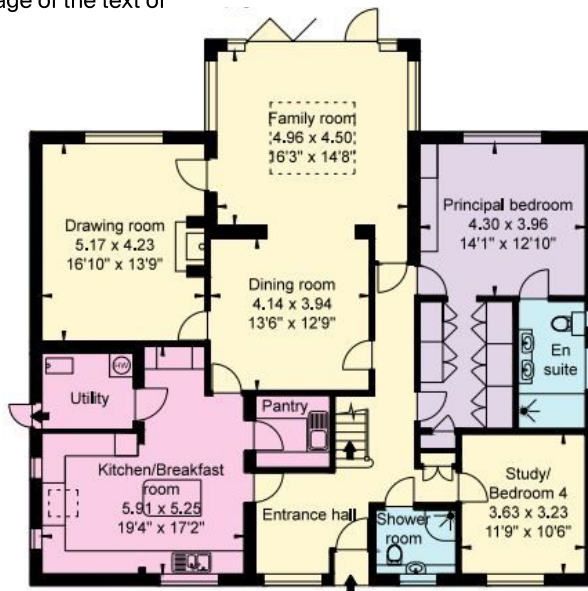
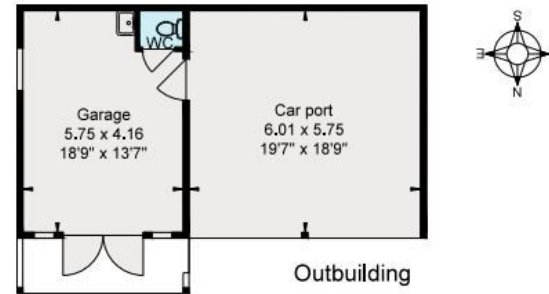


Sunfield Welford on Avon

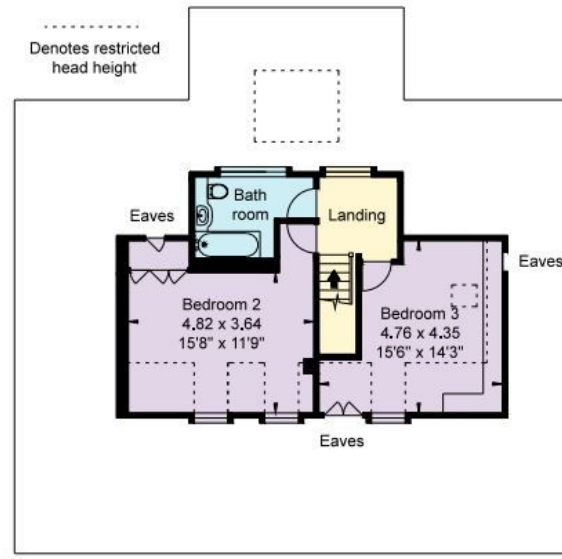


Approximate Gross Internal Floor Area 281 sq m / 3026 sq ft

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.



Ground Floor



First Floor

Knight Frank
Stratford-upon-Avon

Bridgeway House

Bridgeway

CV37 6YX

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I would be delighted to tell you more

James Way

+44 1789 206950

james.way@knightfrank.com



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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Particulars dated November 2023. Photographs and videos dated November 2023.

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Date: 22 December 2023
Our reference: STR012360280

Sunfield, Barton Road, Welford on Avon, Stratford-upon-Avon, CV37 8EY

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £930,000.

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

Enc:

James Way
Partner
+44 1789 206 950
james.way@knightfrank.com

Knight Frank, Stratford
Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX
+44 1789 297 735

knightfrank.co.uk

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