



Peaceayon, Welford-on-Avon, Stratford-upon-Avon

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A hidden gem with **river frontage** and lovely views in the village of Welford-on-Avon set in 0.74 acre.

### Distances

Stratford-upon-Avon 5 miles, Warwick 13 miles, Warwick Parkway Station 15 miles (trains to London Marylebone from 69 mins), Honeybourne Station 10 miles (trains to London Paddington from 1 hr 50 mins), Leamington Spa 16 miles, M40 (J15) 11 miles (All distances and times are approximate)

### Situation

Welford-on-Avon is a highly sought after village situated about 4 miles to the south west of Stratford-upon-Avon. The location of the property is ideal, just a short drive from Stratford-upon-Avon and the market towns of Alcester and Evesham. As the name suggests, Welford-on-Avon lies on the banks of the River Avon and provides local convenience shop, a church, chapel, village hall, hairdressers, marina, prestigious bowling club, golf course and three outstanding gastro pubs and restaurants. There are many beautiful country walks in the area.

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**Tenure**  
Freehold

**Local Authority**  
Stratford District Council

**Council Tax**  
Band E





The area benefits by the wonderful community and highly regarded primary school with a superb reputation which is within walking distance of the property. As well as being home to the country's second largest Maypole, Welford also has excellent sports and social facilities including cricket and football clubs.

There is an excellent range of state, private and grammar schools in the area to suit most requirements, and the property is very well located for The Croft Preparatory School, Stratford-on-avon Grammar Schools, Alcester Grammar School, and excellent Warwick schools are also within easy reach. Stratford-upon-Avon is the region's cultural centre famed for its theatres and Shakespearean heritage. The town also offers an abundance of shops, restaurants and public houses

There is excellent access to road and rail links with the A46, M40 and M42 all within a short drive delivering you promptly to the wider motorway network. Stratford-upon-Avon Station and the new Stratford Parkway Station offer regular rail services to Birmingham Snowhill and Leamington Spa where there are onward trains to London Marylebone.

Horse racing is at Stratford-upon-Avon, Warwick and Cheltenham and there are several golf courses in the area including Welford-on-Avon, Bidford on Avon and Stratford-upon-Avon

## The property

Peaceavon is a detached residence built in 1994 and sits in a beautiful plot totalling approximately 0.74 acre with 100 metres of river frontage.

The property enjoys the best of both worlds - occupying a very private position yet the amenities within the village are within easy walking distance. The house has bedroom accommodation arranged over two floors totalling approximately 2,090 sq ft with beautiful views over the River Avon at the rear.

The property is entered through a porch which opens into an impressive vaulted entrance hallway with galleried landing with reception rooms and the principal suite radiating off; with a bespoke attractive stained glass feature window. Cloakroom with white Heritage sanitaryware.







Both the drawing room and dining room are of good proportions with French doors opening onto the decking area. The dual aspect living room has an attractive fireplace with stone surround and living flame gas fire, and there is a further set of internal French glazed doors which open into the dining room.

Dual aspect kitchen/breakfast room with Kardean flooring, bespoke fitted units topped with solid granite worktops and a fitted breakfast table. Integrated appliances include a Miele microwave, combi oven, and 4 ring gas hob with Neff extractor, as well as a large Neff American fridge and dishwasher. The utility room lies just off the kitchen with a continuation of the kitchen units, granite worktop, Belfast sink, Kardean flooring and space and plumbing for a washer/dryer.

The ground floor benefits from a very generous principal bedroom suite with three sets of fitted wardrobes. The en suite shower room features a large walk in shower. The garden can also be accessed from the bedroom. The ground floor study/snug could also be used as a further double bedroom.

Upstairs, there are two double bedroom with built-in wardrobes and en suites. Lovely views can be enjoyed from the upstairs too. There is a large amount of loft space which could be converted, subject to the necessary planning consents.





## Gardens and grounds

Peaceavon occupies an enviable position and sits in the centre of a beautiful 0.74 acre plot with the garden wrapping around the property and a large block paved parking area, 100 metre river frontage, mooring, detached garage incorporating a workshop and gardener's wc.





A large west-facing decking area wraps around the rear of the house providing an ideal space for al fresco dining with Somfy electric sun blinds and lovely views across the river and countryside beyond. There is a range of mature trees including apple and plum fruit trees.

## Services

Mains water and electricity are connected to the property. Drainage is to a septic tank. LPG gas fired central heating with a Worcester combi boiler.

## Directions (CV37 8PR)

What3words:///swoop.irritate.motel

## Viewing

By prior appointment only with the agents.



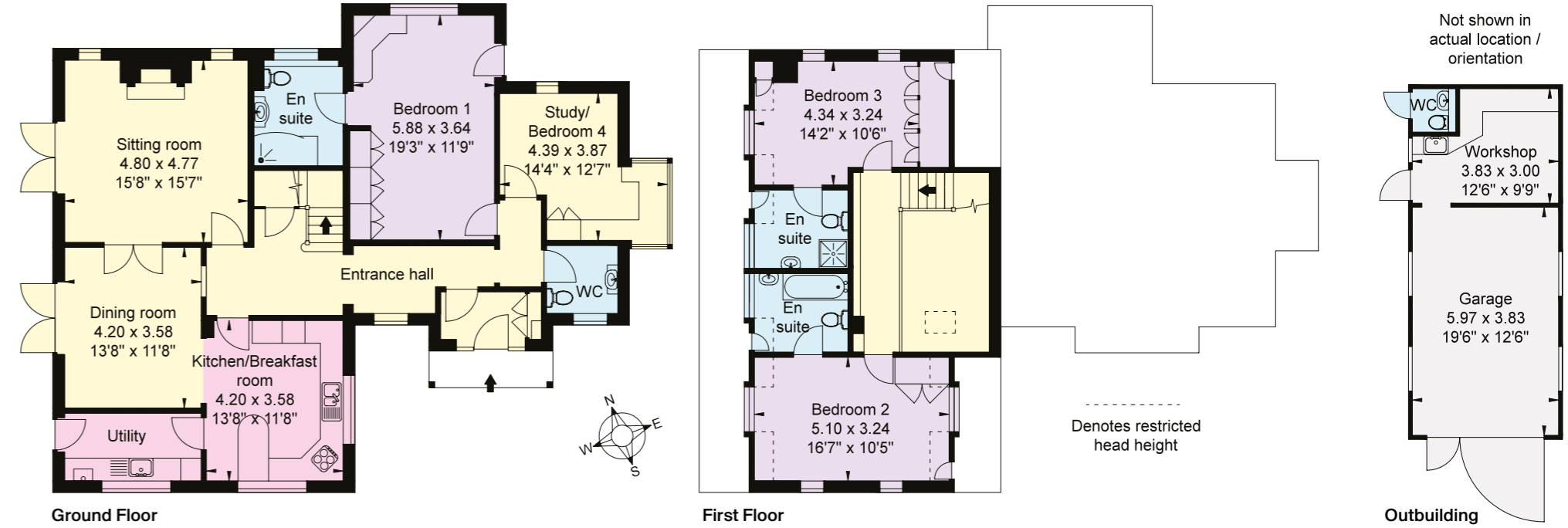
### Approximate Gross Internal Floor Area

House: 195 sq m (2,010 sq ft)

Outbuilding: 35 sq m (377 sq ft)

Total: 230 sq m (2,387 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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Date: 05 June 2024  
Our reference: STR200005

## Peaceavon, Binton Road, Welford on Avon, Stratford-upon-Avon, CV37 8PR

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £895,000.

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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