



Grafton House, Welford-on-Avon, Warwickshire





A **wonderful home** with a two bedroom cottage, a one bedroom apartment, a commercial shop and a delightful garden in the heart of the village.

Summary of accommodation

Grafton House: Drawing room | Sitting room | Conservatory | kitchen breakfast room | cloakroom | Three bedrooms | Bathroom

The Old Bakehouse: Sitting room/dining room | Kitchen | Two bedrooms | Bathroom

Millennium Flat: Kitchen/dining/sitting room | Bedroom | Shower room

Shop: Shop front | Store | Staff room | cloakroom

Garden

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)



Knight Frank Stratford-upon-Avon
Bridgeway
Stratford-upon-Avon
CV37 6YX
knightfrank.co.uk

Will Ward-Jones
01789 297735
william.ward-jones@knightfrank.com

Situation

Welford-on-Avon is a highly sought-after village situated about 4 miles to the southwest of Stratford-upon-Avon. The property's location 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 a local convenience shop, a church, a chapel, a village hall, a butcher, hairdressers, a marina, a prestigious bowling club, a golf course and three outstanding gastro pubs and restaurants. There are many beautiful country walks in the area. The area has an activity community and a 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.

An excellent range of state, private and grammar schools suits most requirements. The property is well located for The Croft Preparatory School, Stratford-upon-Avon Grammar Schools and Alcester Grammar Schools. Warwick Boys School and King's High School for Girls are also within easy reach.

Stratford-upon-Avon is the region's cultural centre, which is 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. Stratford-upon-Avon Station and Stratford Parkway Station offer regular rail services to Birmingham Snowhill and Leamington Spa, with onward trains to London Marylebone.

Grafton House

One enters the main house via the drawing room with a beautiful bay window to the front and a feature fireplace. The drawing room leads to a sitting room with a fireplace and double doors to the conservatory, which overlooks the garden. There is a kitchen, breakfast room, and cloakroom on the ground floor. The first floor comprises three bedrooms, all of a good size, and a family bathroom.





Approximate Gross Internal Floor Area
 Grafton House: 136 sq m (1,465 sq ft)
 The Old Bakehouse: 66 sq m (711 sq ft)
 Millennium Flat: 45 sq m (485 sq ft)
 Shop: 62 sq m (668 sq ft)
 Total: 309 sq m (3,329 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.





The Old Bakehouse

Either internally or externally, The Old Bakehouse is an attached two bedroom cottage with a sitting/dining room and breakfast kitchen on the ground floor and two bedrooms and a bathroom on the first floor.



Millennium Flat

To the rear of Grafton House is Millennium Flat, a good-sized one bedroom apartment with a large open-plan kitchen/sitting room and one double bedroom with a dressing room and an en suite shower room.



Shop

Located between Grafton House and the public house next door is a 668 sq ft commercial shop. The premises include a shopfront, a store, a staff room and a cloakroom. The shop is currently occupied and offers a diverse range of uses. If the current agreement were to be maintained, it would provide a rental income.

Gardens and grounds

The property is approached via a gated driveway which provides parking for several cars. The formal garden is extensive, being mainly laid to lawn with a range of mature trees and a decked seating area.

Services

Mains water, electricity and drainage are connected to the property.
Oil fired central heating.

What3Words

///blocking.fidelity.calms

Viewing

By prior appointment only with the agents.

Property information

Tenure: Freehold

Local Authority: Stratford-on-Avon District Council

Council Tax: Grafton House – Band D, The Old Bakehouse – Band A,

Millenium Flat – Band A

EPC Ratings: Grafton House – C, The Old Bakehouse – E, Millenium Flat – G.



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 August 2024. Photographs and videos dated July 2024.

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Date: 07 August 2024
Our reference: STR012477285

Grafton House, Church Street, Welford on Avon, Stratford-upon-Avon, CV37 8EJ

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

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:

William Ward-Jones
Partner, Office Head
+44 1789 206 951
william.ward-jones@knightfrank.com

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

knightfrank.co.uk

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