

9 Milcote Close, Welford-on-Avon, Warwickshire

---







A beautifully designed three bedroom bungalow in a **prime village setting** with a south-facing garden, built by Spitfire Homes.

Distances

Stratford-upon-Avon 4 miles, Warwick 13 miles, Warwick Parkway Station 12 miles, Honeybourne Station 7 miles, Leamington Spa 16 miles, M40 (J15) 11 miles (all distances are approximate)

Situation

Welford-on-Avon is a highly desirable village, located just 4 miles southwest of the historic town of Stratford-upon-Avon. This charming riverside setting offers the perfect blend of countryside living and convenience, with easy access to nearby market towns such as Alcester and Evesham.

The village itself boasts an array of amenities, including a local convenience shop, church, chapel, village hall, butcher, hairdresser, marina, and the prestigious Welford Bowling Club. Residents can also enjoy a round at the local golf course or dine at one of the village's three renowned gastro pubs and restaurants. For those who love the outdoors, there are plenty of scenic country walks to explore.

  
3

  
3

  
3



  
Double

  
C

Tenure	Local Authority	Council Tax
Freehold	Stratford-on-Avon District Council	Band G





Families will appreciate the strong sense of community and the highly regarded Welford Primary School, which is within walking distance of the property. The area offers a wide range of excellent state, private, and grammar schools, including The Croft Preparatory School, Stratford-upon-Avon Grammar Schools and Alcester Grammar School. The renowned Warwick schools are also within easy reach.

Welford-on-Avon is known for its vibrant social scene, with active cricket and football clubs, and it's home to the country's second-largest Maypole. The region also provides easy access to the cultural hub of Stratford-upon-Avon, famous for its theatres and Shakespearean heritage, and offers a diverse selection of shops, restaurants, and pubs.

For commuters, the location is exceptionally well-connected, with the A46, M40, and M42 motorways nearby, providing good access to Oxford, London, the Cotswolds and the wider road network. Stratford-upon-Avon and Stratford Parkway stations offer regular rail services to Birmingham Snow Hill and Leamington Spa, with onward connections to London Marylebone.

The area also caters to leisure enthusiasts with horse racing events at Stratford-upon-Avon, Warwick, and Cheltenham, and several nearby golf courses, including Welford, Bidford-on-Avon, and Stratford-upon-Avon.

The property

Forming part of an exclusive modern development in Welford-on-Avon, this striking detached bungalow was constructed in 2021 by Spitfire Homes as part of their "Bespoke Collection" and is one of ten luxury homes in a quiet cul-de-sac on the edge of the village. This modern bungalow effortlessly blends contemporary design with countryside living. The property design allows plenty of natural light to flood the accommodation and there is underfloor heating throughout.

The anthracite-grey oversized front door opens into an entrance hallway with wooden flooring, two useful storage cupboards and a guest cloakroom. The stunning living room has a vaulted ceiling and a striking front aspect that draws in natural light through a full-height glazed window. The centrepiece is a log burner that adds warmth and character to the room.





As you enter the open plan kitchen/living/dining room, the kitchen is to the left-hand side and features quartz worktops, modern units, toughened glass splashbacks, and a peninsular island with breakfast seating. Integrated appliances include a wine fridge, two ovens, an induction hob, a microwave, a dishwasher and a fridge/freezer, and there is a further under-counter fridge beneath the hob on the island. Designed for modern living, there is plenty of space for a large dining table, making this an inviting area to socialise or relax in. Porcelanosa ceramic floor tiles continue to the living area with a pitched ceiling, bi-folding doors open to the garden, a fitted media unit and air-conditioning.



There is also a useful study located off the hallway. The utility is also accessed from the hallway and has a door to the garden.

The principal suite overlooks the garden and has a dual aspect, beautiful vaulted ceiling, air-conditioning,, fitted wardrobes with mirrored sliding doors and a full-height window with a southerly aspect. French doors open on to the garden. The en suite wet room has a large walk-in shower and several built-in units for storage.

Bedroom two has an en suite shower room. The family bathroom features a large shower and plenty of storage. Bedroom three is a double room between the bathroom and principal bedroom suite.

All bathrooms have Villeroy and Boch sanitary ware with polished chrome fittings by Hansgrohe, full-height ceramic Porcelanosa wall tiling and built-in mirrored vanity units with shelving and lighting.







The garden is a secluded space with sun throughout the day. Its south-facing orientation makes it perfect for soaking up the sun and enjoying outdoor living. Adjacent to the lawn is a large terrace that extends across the width of the garden. The well-manicured garden complements the home's stylish façade.

A detached double garage has an automated door and remote key fob, and a generous driveway provides ample private parking along with an electric car charging point.

A sound system is hard-wired to the living room, kitchen/family area and principal bedroom, suitable for a Sonos amplifier. The property offers a 10-year NHBC warranty. Private roads and public open spaces will be maintained under a Management Company.

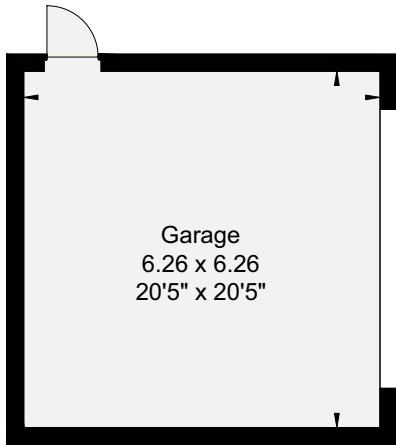
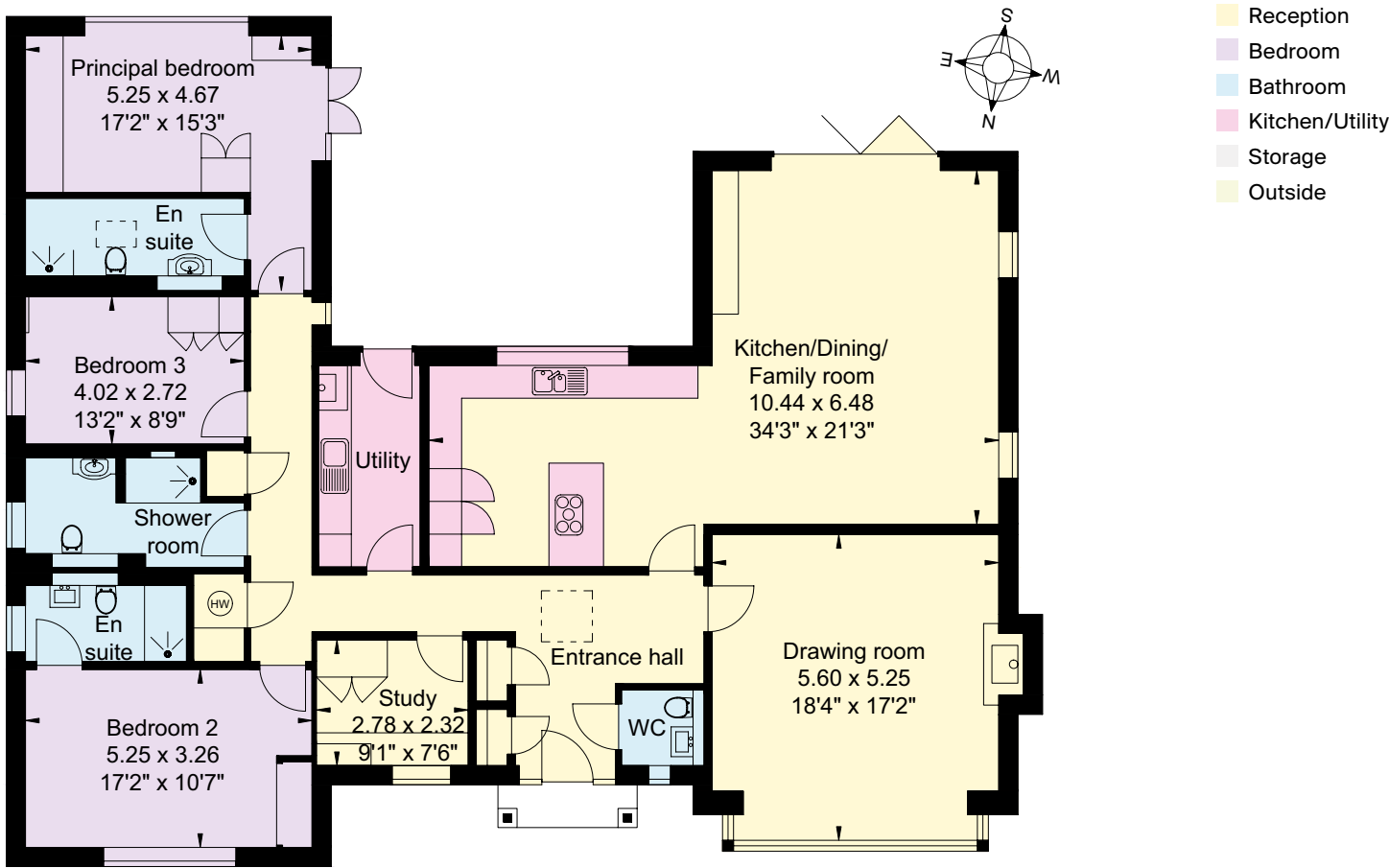
With its stylish and contemporary design, this home promises both comfort and elegance in an idyllic setting.





Approximate Gross Internal Floor Area  
House: 196 sq m (2,111 sq ft)  
Garage: 39 sq m (422 sq ft)  
Total: 235 sq m (2,533 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.



Not shown in  
actual location /  
orientation



**Services**

Mains water and electricity are connected to the property. Air source heat system and mechanical ventilation system. Underfloor heating throughout. Cat 5/6 cabling to kitchen/living room, study and all bedrooms. Electric car charging point.

**Directions**

Postcode: CV37 8JS  
What3words: ///papers.ultra.plums

**Viewing**

By prior appointment only with the agents.

<b>Knight Frank Stratford-upon-Avon</b> Bridgeway House, Bridgeway Stratford-upon-Avon Warwickshire CV37 6YX <a href="https://www.knightfrank.co.uk">knightfrank.co.uk</a>	<b>I would be delighted to tell you more</b>  <b>Samantha Bysouth</b> 01789 297735 <a href="mailto:samantha.bysouth@knightfrank.com">samantha.bysouth@knightfrank.com</a>
--	---

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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated January 2025. Photographs and videos dated October 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com







Date: 10 February 2025  
Our reference: STR012458919

## 9 Milcote Close, Welford on Avon, Stratford-upon-Avon, CV37 8JS

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,100,000.

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

Full details of all our properties and a wide range of services can be viewed online at [knightfrank.co.uk](https://knightfrank.co.uk). You can also receive early information on new properties coming on to the market by signing up to [My Knight Frank](#).

For additional information or to make arrangements to view the property, please get in touch.

**We'd love to help you.**

Yours faithfully



**KNIGHT FRANK LLP**

Enc:

**Samantha Bysouth**

Associate

+44 1789 206 953

[samantha.bysouth@knightfrank.com](mailto:samantha.bysouth@knightfrank.com)

**Knight Frank, Stratford**

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

**[knightfrank.co.uk](https://knightfrank.co.uk)**

Your partners in property

Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members' names of Knight Frank LLP may be inspected at our registered office.

Regulated by RICS

V4.3 Sep 24