



AVRIL COTTAGE

Welford-on-Avon, Warwickshire



A BEAUTIFULLY APPOINTED MODERN FOUR BEDROOM HOME

In a quiet position within the popular village of Welford-on-Avon with an elegant finish throughout.



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EPC

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Local Authority: Stratford-on-Avon District Council. Telephone: 01789 267575.

Council Tax Band: G

Services: Mains water and electricity are connected to the property. LPG Gas. 10 year NHBC warranty from 2020.

Tenure: Freehold.

Postcode: CV37 8GD

What3words:///providing.stars.chipper

SITUATION

Welford-on-Avon is a highly desirable village located four miles southwest of Stratford-upon-Avon. The property is in an ideal location, with good access to Stratford-upon-Avon, as well as the nearby market towns of Alcester and Evesham. As its name suggests, Welford-on-Avon is set along the picturesque River Avon and is famous for having the country's second-largest Maypole. The village has a range of local amenities, including a convenience store, a church, a chapel, a village hall, a butcher, a hairdresser, a marina, and a prestigious bowling club. There is also a golf course, cricket and football club, along with three highly regarded gastro pubs and restaurants. For those who enjoy the outdoors, the area offers a variety of beautiful country walks. The village benefits from a strong sense of community and is home to a well-regarded primary school within walking distance of the property.

For families, there is a wide selection of state, private, and grammar schools in the area. Stratford-upon-Avon, known for its rich cultural heritage, is home to world-renowned theatres. The town also offers an abundance of shops, restaurants, and pubs, making it an ideal location for both culture and convenience.

Stratford-upon-Avon 5 miles, Warwick 13 miles, Warwick Parkway Station 14 miles, Honeybourne Station 5.3 miles, Leamington Spa 16 miles, M40 (J15) 11 miles (distances approximate).









THE PROPERTY

This attractive detached property in Welford, built in 2020, offers a contemporary design with elegant finishes throughout. Situated in a peaceful location on a private lane, yet within easy reach of the village's amenities, Avril Cottage provides the perfect balance of tranquility and convenience.

Upon entering through the oak front door, the entrance hallway leads to a staircase rising to the first floor and a guest cloakroom. At the far end of the hallway, there is a spacious utility room. To the left, the large open-plan kitchen, dining, and living area is filled with natural light, featuring windows on two sides and bi-folding doors that open to the garden. The kitchen is finished with quartz marble surfaces and includes integrated appliances, such as a Zanussi fridge/freezer, AEG dishwasher, microwave, gas hob, double oven, and Cookology extractor fan. The generous drawing room is also bathed in natural light, with windows on both sides and French doors leading to the side garden.

A door leads from the drawing room to the ground floor bedroom suite, which includes an en suite shower room, a walk-in cupboard, and its own private access, offering the potential for self-contained living.

Upstairs, the principal bedroom is spacious, with a dual aspect and an en suite shower room. Bedroom two also benefits from an en suite shower room and a rear aspect, while bedroom three is a double room with a front aspect. A family bathroom serves bedroom three.



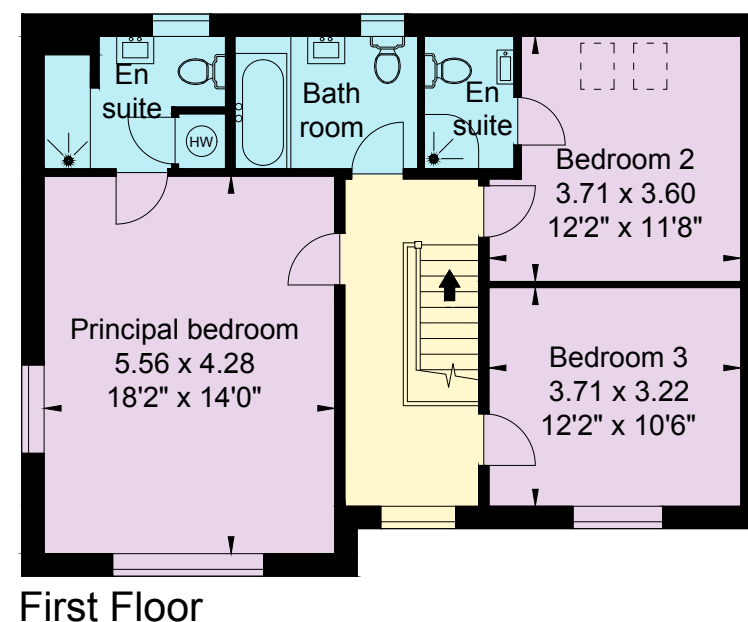
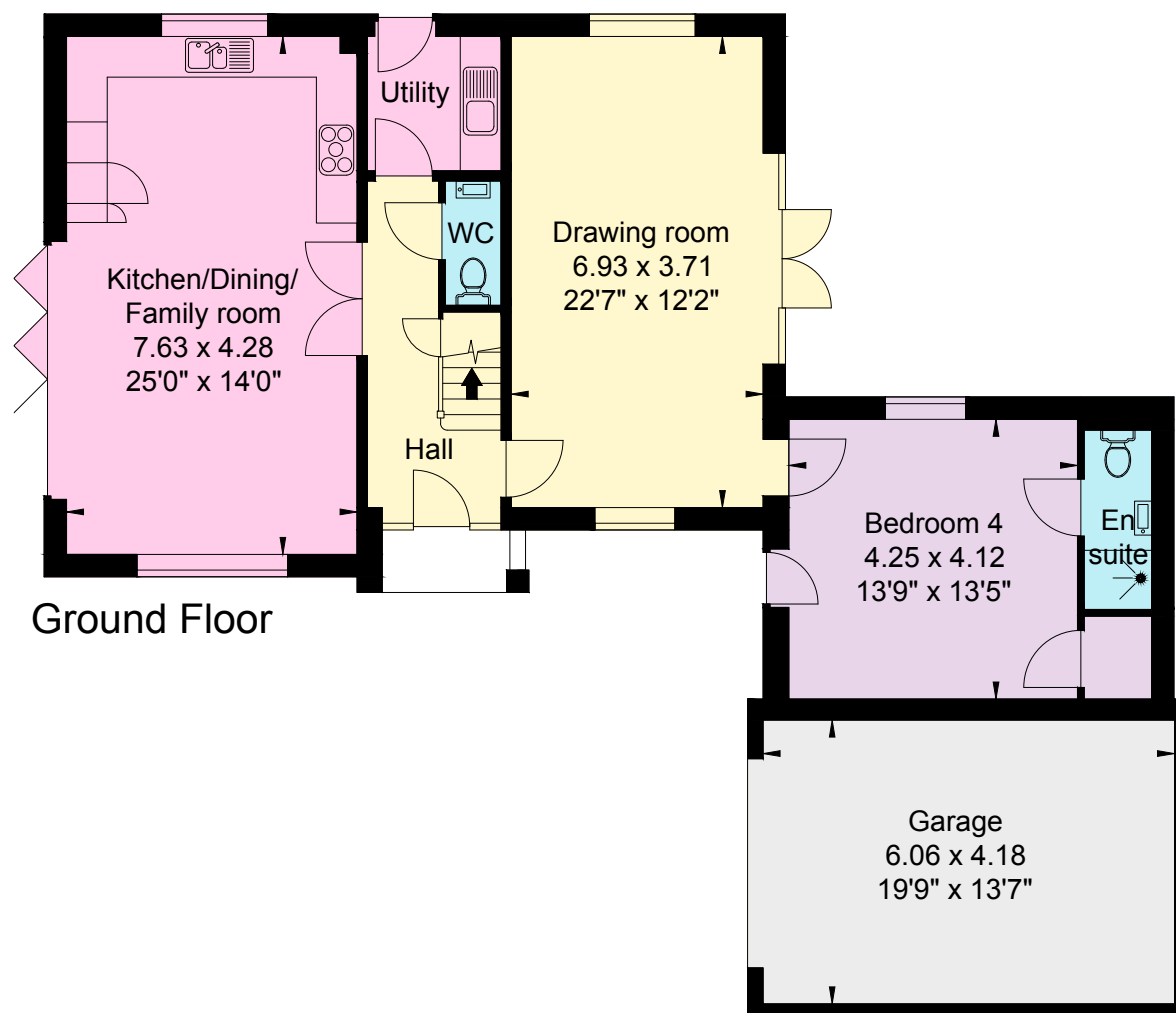
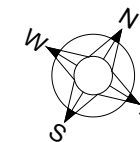




OUTSIDE

Outside, Avril Cottage is complemented by a beautifully landscaped garden that wraps around three sides of the house, with two sections of lawn and a large patio area ideal for outdoor entertaining. To the front, there is off-road parking on the driveway for several cars, along with a single garage with an electric door.





Approximate Gross Internal Area

House: 171 sq m (1,841 sq ft)

Garage: 25 sq m (273 sq ft)

Total: 196 sq m (2,114 sq ft)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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Date: 21 March 2025
Our reference: STR012420792

Avril Cottage, Two Acre Lane, Welford on Avon, Stratford-upon-Avon, CV37 8GD

We have pleasure in enclosing details of the above property for which we are quoting a guide price of offers in excess of **£725,000**.

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Yours faithfully



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