

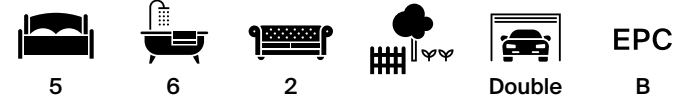


Chiltons, Headland Road, Welford-on-Avon





An exceptional family home built in 2021 in the centre of Welford-on-Avon, with **beautifully appointed accommodation** totalling 4,812 sq ft.



Tenure
Freehold

Local Authority
Stratford on Avon District Council

Council Tax
Band H



Distances

Stratford upon Avon 6 miles, Chipping Campden 9 miles, Warwick 13 miles
Warwick Parkway Station (Intercity trains to London Marylebone from 69 mins), M40 (J15) 11 miles, Birmingham International Airport 28 miles
(All distances and time are approximate)

Situation

Chiltons is located in the much sought-after Warwickshire village of Welford-on-Avon. Welford lies about 4.4 miles to the southwest of Stratford-upon-Avon. The village has an excellent active community with numerous events throughout the year, often centred around the village hall and famous maypole. It has a fine parish church, several public houses, a general store with a post office, a cricket club, a marina, an 18-hole golf club, a bowls club and a garage.

Nearby Stratford-upon-Avon is the region’s cultural centre and is famed for its theatres and Shakespearean heritage. The town also offers an abundance of shops, restaurants, public houses, and a wide range of entertainment and sports facilities.

There is a primary school in Welford-on-Avon with a superb reputation and an excellent range of state, private and grammar schools to suit most requirements. The property is exceptionally well located for The Croft Prep School, Stratford grammar schools, Alcester Grammar School, and Warwick Schools are also within easy reach.

Birmingham International Airport is about 28 miles away, and intercity trains run from Warwick Parkway Station to London Marylebone 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 Welford-on-Avon, Bidford-on-Avon and Stratford-upon-Avon.



The property

Chiltons is an immaculately presented, sizeable family home which was built by the current owners in 2021. It’s evidence that plenty of care and attention has gone into the design and finish of the property. An impressive, two storey vaulted entrance hallway with bespoke chandelier has engineered oak herringbone flooring which continues throughout the ground floor. Located off the hallway are the main living spaces, a coats cupboard, cloakroom and a drying room.

The open plan kitchen/dining/family room stretches 47 ft across the rear of the house with two sets of bifold doors opening onto the large patio. The beautiful handmade kitchen by Barn & Brooke in Moreton in Marsh features a corner pantry, breakfast cupboard, solid quartz worktops and a Perrin and Rowe hot water tap with separate filtered water tap. Integrated appliances include a Rangemaster Leckford Deluxe electric rangemaster with LPG gas burners, Bosch dishwasher, Stoves fridge and freezer and a wine fridge. The utility can be accessed from both the kitchen and the hallway. There is plenty of space for a large dining table and beyond that is a further seating area.





The drawing room has a triple aspect and bifold doors open onto the patio. This generous room has a separate billiards area and there is an opportunity for a buyer to fit a wood burner if required.

The integral double garage is accessed from the utility room and has heating, electric up and over doors and door leading to the office. The home office with underfloor heating is self-contained with its own side access.

A beautiful oak staircase rises to the first floor with a galleried landing. There are two large principal suites at either end of the hallway, and the owners principal suite has two walk-in cupboards and an en suite shower wet room. The large guest suite on the opposite side of the house has built in storage and an en suite shower room. There are three further double bedrooms, all with en suite shower rooms and a separate family bathroom has a large freestanding bath and separate shower. For additional storage, there is space in the loft and under the eaves.

The property has underfloor heating, the ground and first floor are powered by an air source heat pump.

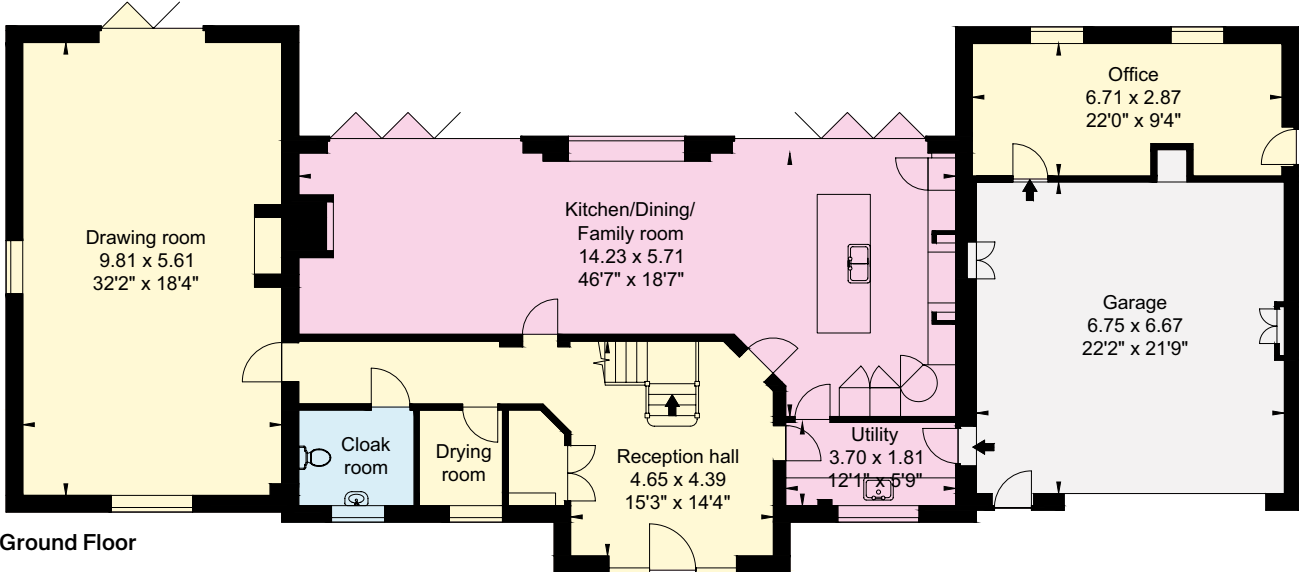
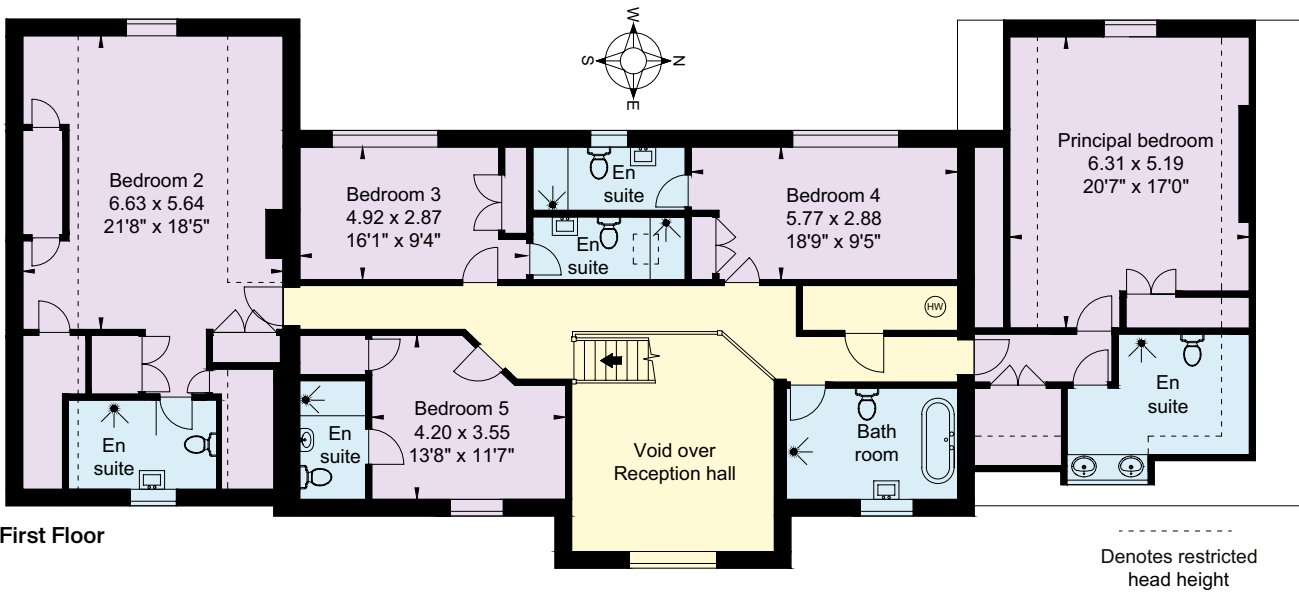




Approximate Gross Internal Floor Area
447 sq m (4,812 sq ft)
inc. restricted head height / exc. void

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.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Gardens

The south-west facing rear garden is private and mainly lawned with a large patio area ideal for entertaining. An integrated LPG gas supply has been fitted for a BBQ and there is access around both sides of the property to the front. On the gravelled driveway there is plenty of private parking, an electric vehicle charging point and lockable entrance gates with duct and drawstring ready to take electric motors if required. There is also a separate pedestrian gate with hedging to either side.



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I would be delighted to tell you more

Samantha Bysouth
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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 April 2025. Photographs and videos dated November 2023 and April 2025.

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Services

Mains electricity, water and drainage are connected to the property. Underfloor heating ground and first floor powered by an air source heat pump. Full CCTV and alarm system. Ubiquiti Wi-Fi system.

Directions (CV37 8ER)

What3words:///endlessly.going.leopard

Viewing

By prior appointment only with the agents.





Date: 22 April 2025
Our reference: STR012222452

Chiltons, Headland Road, Welford on Avon, Stratford-upon-Avon, CV37 8ER

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,650,000.

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

We'd love to help you.

Yours faithfully



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