



CHURCH HOUSE

Boat Lane, Welford-on-Avon, Warwickshire



A CHARMING, GRADE II LISTED FAMILY HOUSE SITUATED IN THE SOUGHT-AFTER VILLAGE OF WELFORD-ON-AVON

Benefiting from a large private garden, tennis court, paddock and stables

Summary of accommodation

Reception hall | Kitchen/breakfast room | Dining room | Family room | Study | Drawing room | Further sitting room

Principal bedroom with dressing room and en suite | Four further bedrooms | Two further bathrooms

Large garden with pergola-covered area | Patio | Sweeping gravelled drive | Vegetable garden | Greenhouse

In all about 0.6 hectare (1.5 acre)

Distances: Stratford-upon-Avon 5 miles, M40 (J15) 11 miles, Moreton-in-Marsh 15 miles (trains to London Paddington from 85 mins)

Warwick 13 miles, Warwick Parkway Station (trains to London Marylebone from 97 mins)

(All distances and times are approximate)

SITUATION

Church House is located in a conservation area, on a quiet lane leading down to the river in the sought-after Warwickshire village of Welford-on-Avon. The village lies about 4.4 miles to the southwest of Stratford-upon-Avon and sits in a fold on the river. The village has an excellent, active community with numerous events throughout the year, often centred around the village hall and famous maypole. It benefits from a fine parish church, several public houses, a general store with a post office, a family butcher and deli, a cricket club, a marina, an 18-hole golf club, a bowls club, a garage and a primary school with an excellent reputation.

Further shopping and leisure facilities can be found in nearby Stratford-upon-Avon, the county's cultural hub and home of the Royal Shakespeare Company. The town offers an abundance of shops, restaurants, public houses and a wide range of entertainment and sports facilities.

There are a number of sought-after schools in the area, including high-performing grammar schools in Alcester and Stratford-upon-Avon, together with further state and private schools to suit most requirements in and around Stratford and further afield in Warwick, with good bus services from the village.

Transport and rail links are excellent, with access to the motorway network at Junction 15 of the M40 together with a choice of train services from Warwick Parkway Station to London Marylebone and from Moreton-in-Marsh to London Paddington. Birmingham International Airport is about 28 miles away.

Racing is at Stratford-upon-Avon, Warwick and Cheltenham and golf courses at Welford-on-Avon, Bidford-on-Avon and Stratford-upon-Avon.





THE PROPERTY

Church House is a charming, detached rendered property with a clay tile roof sitting in a mature garden in a peaceful enclave of the village. The house sits beside the historic parish church and has been sympathetically refurbished to preserve its original character, offering an idyllic blend of historic charm and character with modern-day living. Period features including oak timber framing, vaulted ceilings, exposed purlins and inglenook fireplaces can be found throughout, as well as a number of glazed French doors opening to the delightful gardens.

The front door opens to an impressive entrance hall with a beautiful timber staircase rising to the first floor. A door on the right opens to a spacious kitchen/breakfast room with quarry tiled floor, built-in LP gas AGA and hand-made pine fronted units with tiled work surfaces and surrounds. This flows into a charming dining room with a beautiful feature fireplace and double doors opening to a patio area beyond, and further into a bright and airy family room.





The entrance hall further provides access to a large study, benefiting from French doors opening to the garden, a WC, and a magnificent drawing room with a feature fireplace and three large windows flooding the room with natural light. Double doors open to a delightful sitting room, with a staircase rising to the first floor and access to a ground-floor bedroom.

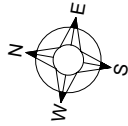




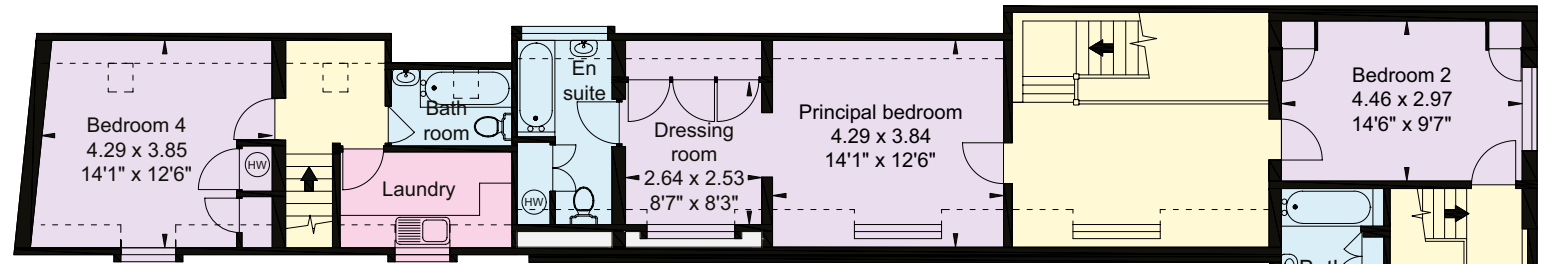
The beautiful staircase in the entrance hall rises to the first-floor landing, which provides access to an impressive Principal bedroom with a dressing room, comprising fitted wardrobes, and an en suite bathroom. The landing further provides access to another generous bedroom with fitted wardrobes. A door opens to another landing providing access to a family bathroom and a spacious bedroom with steps rising to a dressing room. The staircase from the sitting room rises to a first-floor landing with access to a fourth bedroom, family bathroom and a laundry room. All the bedrooms offer different aspects of the beautiful garden and grounds.



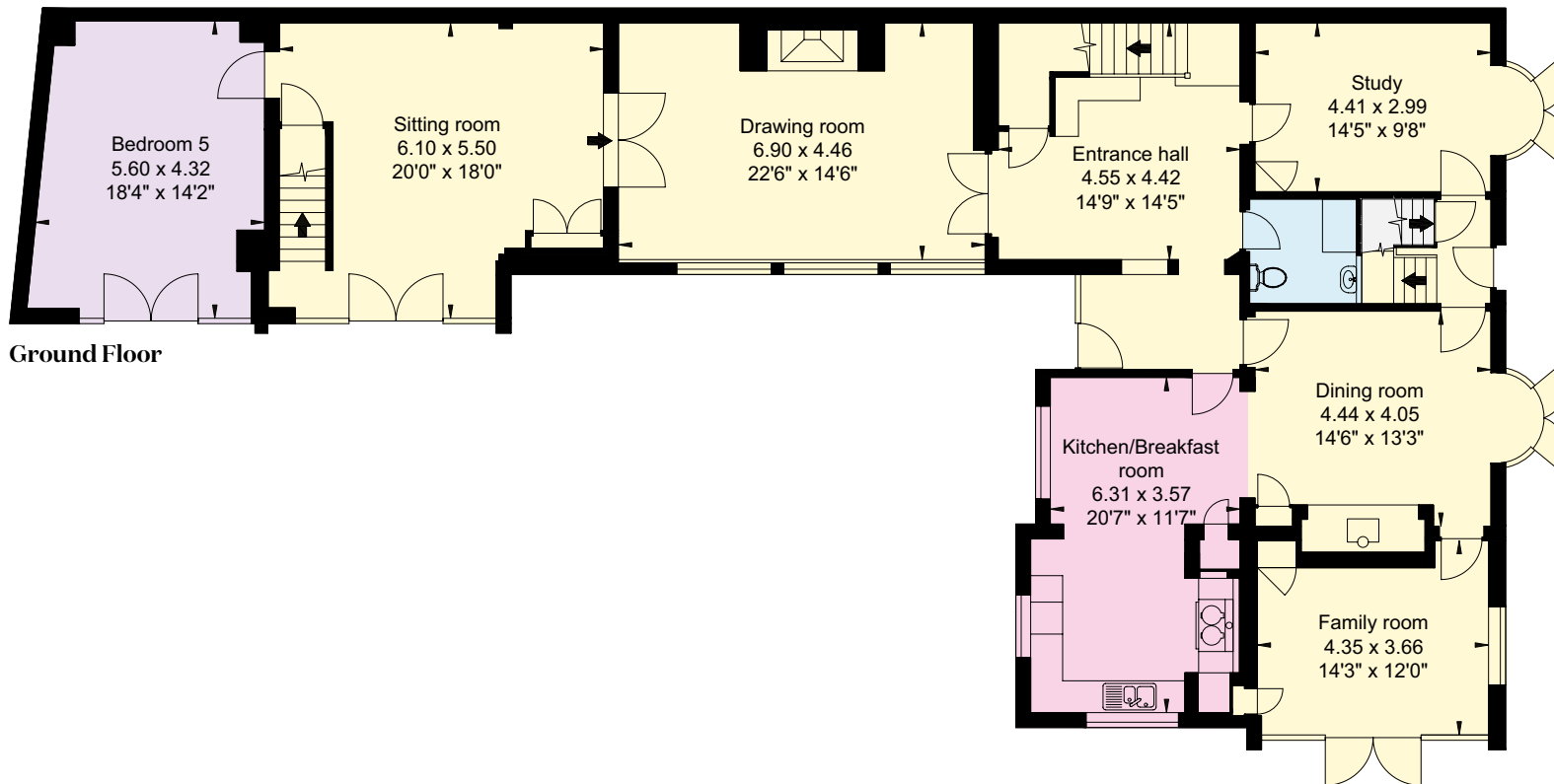
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



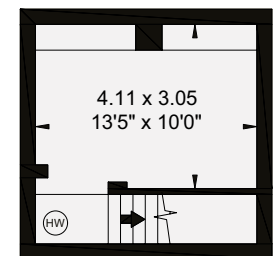
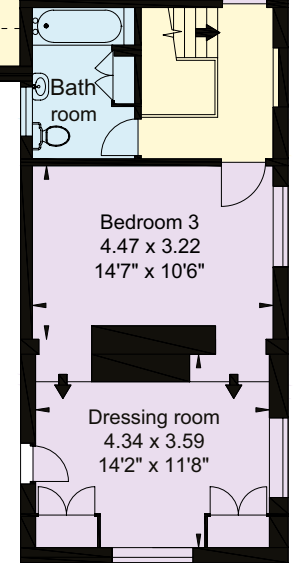
Denotes restricted
head height



First Floor



Ground Floor



Cellar

Approximate Gross Internal Area
368 sq m (3,961 sq ft)
inc. restricted head height

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.



GARDENS AND GROUNDS

The house is situated behind a high screening hedge with a wrought iron double gate entrance to a sweeping gravelled driveway and circular turning area. There is a paved patio to the front of the house and a partially covered pergola with vines and wisteria and walls to three sides, ideal for outdoor entertaining.

The garden is a particular feature of the property; it is principally lawned with various shrub and herbaceous borders, and a scattering of mature trees, including copper beech, maple, false acacia, and apple.

A tennis court is located at the end of the garden, which needs resurfacing, as well as what was formerly an outdoor heating swimming pool that requires restoration. Beyond the tennis court is a small pony paddock with separate entrance off Boat Lane with stables, feed room and store with separate power. In addition, there is ready access to the River Avon at the bottom of the garden.







PROPERTY INFORMATION

Services: Mains electricity, water and drainage are connected to the property. Electric night storage heaters. Security system.

Fixtures and fittings: All those items mentioned in these sales particulars, together with fitted carpets and some light fittings, are included in the sale. All others, including garden statuary, are specifically excluded.

What3words (CV37 8EN): ///preheated.packet.roofer

Tenure: Freehold

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

EPC Rating: F

Viewing: By prior appointment only with the agents.





James Way

01789 297735

james.way@knightfrank.com

Evey Hadley

01789 297735

evey.hadley@knightfrank.com

Knight Frank Stratford-upon-Avon

Bridgeway House, Bridgeway, Stratford-upon-Avon

Warwickshire, CV37 6YX

knightfrank.co.uk

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Date: 04 July 2025
Our reference: STR012491104

Church House, Boat Lane, Welford On Avon, Stratford-upon-Avon, CV37 8EN

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£1,250,000**.

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We'd love to help you.

Yours faithfully



KNIGHT FRANK LLP

Enc:

James Way
Partner, Head of Midlands Sales
+44 1789 206 950
james.way@knightfrank.com

Evey Hadley
Negotiator
+44 1789 206964
evey.hadley@knightfrank.com

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

knightfrank.co.uk

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