



3 RIVERMEADE

Barton Road, Welford On Avon CV37 8BF



AN ATTRACTIVE AND BEAUTIFULLY PRESENTED PROPERTY SITUATED ON THE OUTSKIRTS OF THE SOUGHT AFTER VILLAGE OF WELFORD-ON-AVON.

with a private driveway, delightful garden extending to over half an acre
with river frontage, and spectacular open countryside views.

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

Council Tax band: F

Services: Mains electricity and water are connected to the property.

Air source heat pump central heating. Private drainage. Fibre optic broadband.

Fixtures and fittings: All those mentioned in the particulars are included in the sale, all others are excluded.

However, certain items, such as the curtains and blinds, may be available by separate negotiation.

Tenure: Freehold

Postcode: CV37 8BF

What3words///auctioned.reported.grant

Viewing: By prior appointment only with the agents.

SITUATION

3 Rivermeade is situated on the outskirts of the village, with the highly regarded Bell Inn pub close by, 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 family butcher and deli, 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 several golf courses are in the area, including Welford-on-Avon, Bidford-on-Avon and Stratford-upon-Avon.

DISTANCES

Stratford-upon-Avon 6.3 miles, Chipping Campden 9.9 miles, M40 (J15) 13.4 miles, Warwick 15 miles, Warwick Parkway Station (intercity trains to London Marylebone from 69 minutes) 16.3 miles, Birmingham International Airport 28 miles (All distances and time are approximate).





THE PROPERTY

Situated on the bank of the River Avon, this stunning property is constructed from brick under a tile roof and is one of only six properties on a small, gated development. The property was constructed in 2012 to an exceptionally high standard and offers a unique blend of charm and contemporary living. The property is situated in an elevated position and benefits from a delightful garden extending to over half an acre with river frontage and spectacular, far-reaching views to open countryside beyond.

Beyond the timber framed porch, the front door opens to an impressive entrance hall with a staircase rising to the first floor. A door on the left opens to a cosy sitting room with an inglenook fireplace housing a wood burner, and a door to the right opens to a well-equipped and high-specification kitchen/breakfast room with an extensive range of wall mounted and base units sat beneath a granite worktop with a range of integrated appliances. This flows into a magnificent dining and garden room with two sets of bifold doors opening to a stone paved patio, offering unrivalled views of the garden and the River Avon beyond. The ground floor further extends to a spacious utility room, complete with an external door, space for a washing machine and dryer, and a Belfast sink, and a modern WC.

Stairs from the entrance hall rise to the first-floor landing, which provides access to an impressive, vaulted Principal bedroom with a dressing room, comprising fitted wardrobes, and a beautifully designed, ensuite shower room. The first floor further extends to two generous bedrooms, one of which benefits from an en suite shower room, and a stylish, fully tiled family bathroom with a fitted bath. The two further bedrooms comprise fitted wardrobes and offer different aspects of the beautiful surrounding landscape.

The property further benefits from a spacious annexe, of which comprises a bright and airy office with an array of fitted cupboard and a WC on the ground floor, and a fourth bedroom on the first floor with stunning views to the open countryside beyond.





OUTSIDE

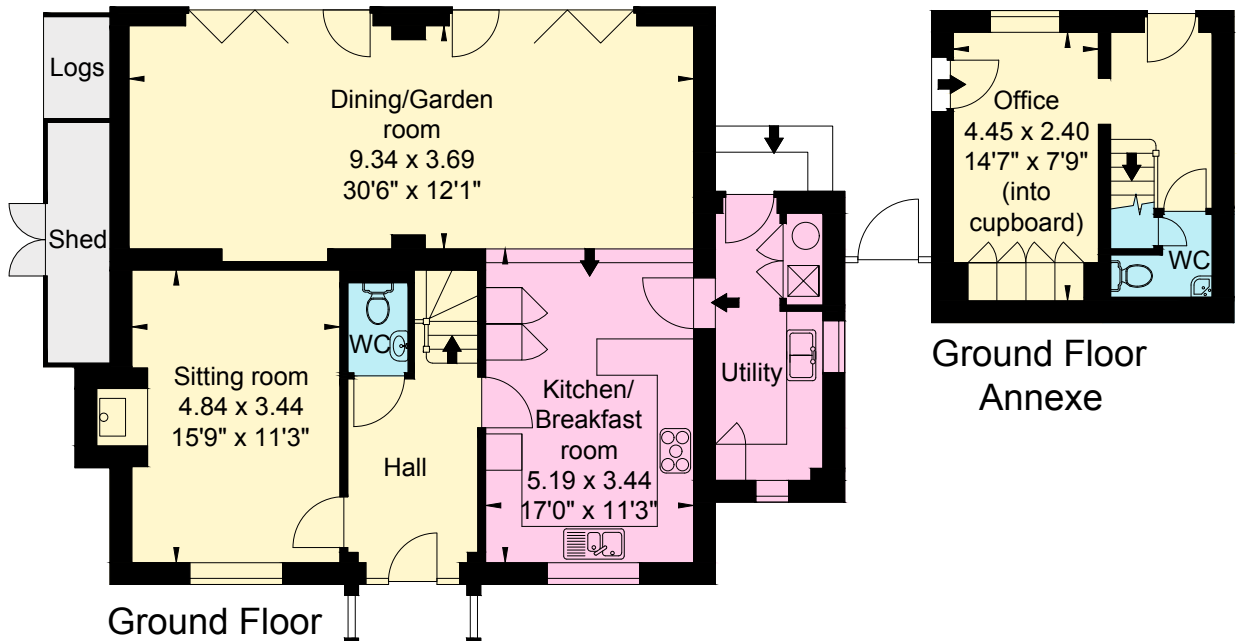
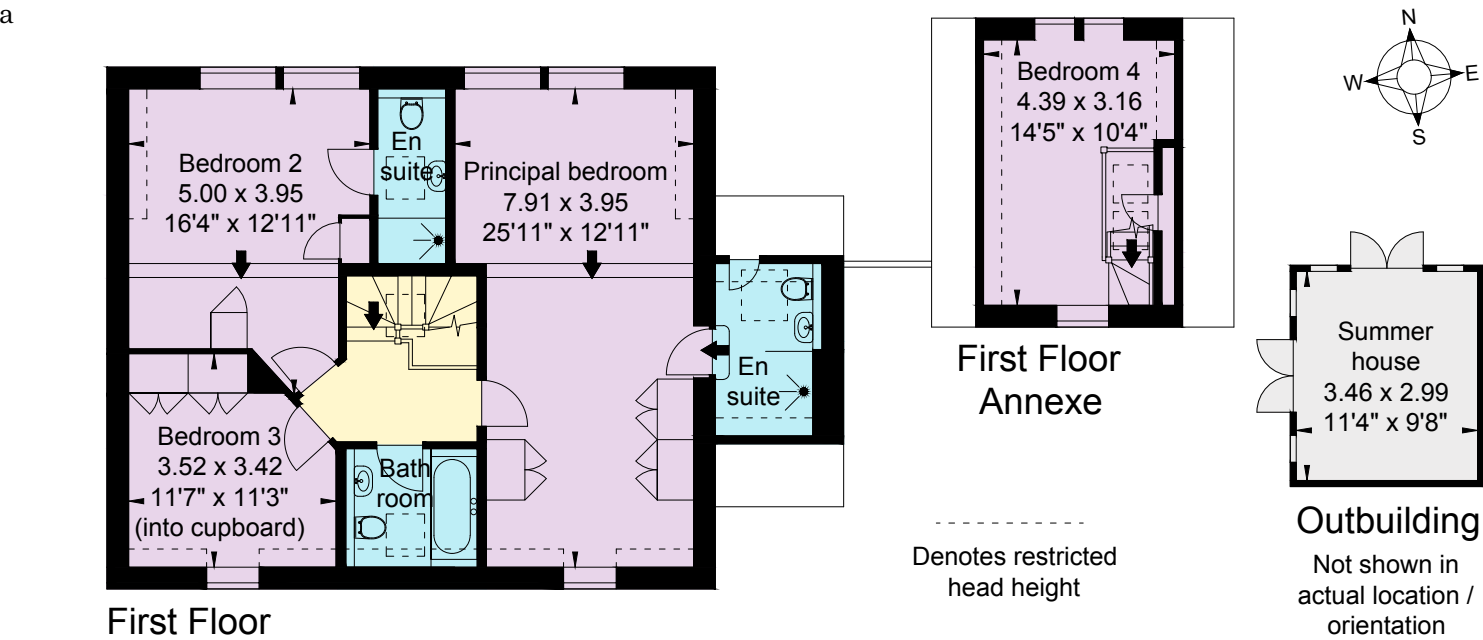
Externally, the property is accessed by a private driveway with ample parking space for a number of cars. The property further benefits from a summer house with two sets of French doors, a shed, and a log store.

The rear garden is a particular feature of the property; nestled along the bank of the River Avon, it is principally lawned with a scattering of mature fruit trees and shrub and herbaceous borders. The garden is bordered in part by a wooden fence, and in part by mature hedgerow, offering privacy and seclusion. Extending to just over half an acre, the garden offers river frontage to the River Avon, of which attracts a vast array of wildlife, including herons, ducks and fish, that reside in the river and on the riverbanks.





Approximate Gross Internal Area
House: 172 sq m / 1,852 sq ft
Annexe: 33 sq m / 356 sq ft
Outbuildings: 16 sq m / 172 sq ft
Total = 221 sq m / 2,380 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.

We would be delighted
to tell you more.

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Date: 17 September 2025
Our reference: STR012547036

3 Rivermeade, Barton Road, Welford on Avon, Stratford-upon-Avon, CV37 8BF

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£1,300,000**.

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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