



Old Rectory  
Church Lane | Welford-on-Avon | CV37 8EL

FINE & COUNTRY



# OLD RECTORY

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An elegant and beautifully restored Georgian Rectory, with detached annex, in over two and a half acres of gardens and grounds running down to the river Avon.



Old Rectory, dating from the eighteenth century, is a Grade II listed property that has been extended and renovated by the current owners. With many period features including sash windows, stone floor tiles and woodblock flooring, fireplaces, cast iron radiators, panelled hardwood doors and cornicing,

The reception hall has a patterned tiled floor and fine staircase to the first floor with carved bannisters.

The drawing room, part panelled at one end with built in furniture, has two fireplaces with marble surrounds, one with an open grate and one with a wood burner. French doors open to the terrace and garden.

The sitting room/study has built-in bookcases.

An inner lobby has a door to the cellar and cloakroom.

At the rear the magnificent kitchen extension, has five pairs of French doors to the terrace and a large roof lantern flooding the room with natural light. There is a woodburning stove. The kitchen itself is well fitted with Corian worktops, a Lacanche Range cooker and hob, huge island with sink, dishwasher and long breakfast bar. There is a servery annexe with fridge/freezer and microwave.

The utility room has fitted units, a glazed sink, feature fireplace, and a back staircase.







# Seller Insight

“Tucked away in a very peaceful and private location in the charming village of Welford-on-Avon, and nestled within just under three acres of beautiful gardens and grounds is the Old Rectory, a very handsome Grade II listed period home that originally dates back to the 18th century. “Our initial motivation for moving to Welford was the school, and the village itself is a gorgeous place with a fantastic sense of community so we knew it would be the perfect place to bring up our children. However, we struggled to find a house here,” says the owner. “Then one day, while taking a stroll by the river, off in the distance we caught sight of the Old Rectory. We decided to be a bit cheeky and put a note through the door asking if the owners would get in touch if they ever considered selling. Lo and behold, not long after, we received a call! They were indeed looking to move, and the rest, as they say, is history.”

“We had initially fallen in love with the character of the house and the glorious setting, however when we moved here eleven years ago, it’s fair to say that it was in need of quite a bit of updating. Over time we did practically everything to make it a comfortable home for modern family living, but at the same time we’ve maintained every bit of its original character and charm – I’d say we’ve struck the perfect balance between old and new. The biggest change we made was to add a large extension to the back of the house which incorporates a huge kitchen, dining and living space with doors that open straight out onto the garden. It’s a more modern space, one that’s great for family time and entertaining, and it provides a really nice contrast to the period charm of the rest of the house.”

“The garden was essentially one big field when we bought the property, a bit of a blank canvass, and over the past decade that too has undergone a bit of a transformation. We wanted to create a garden that’s family friendly, beautiful to look at and also a real haven for wildlife, and I’d say that we’ve achieved all of those things.

We’ve counted around twenty-two native plant species and have planted hundreds of plants, trees and flowers - most of which are bee and butterfly friendly; there’s a large open area of grass where we’ve had a trampoline, swings and football nets for the kids, and right at the very end, beyond the ha-ha is a pretty orchard where we’ve put a platform seating area that overlooks the river. It’s such a beautiful environment, so peaceful and private, and when you sit out there you really do feel miles from anywhere.”

“The kitchen is the hub of the home and where we tend to spend most of our time, but the garden is my favourite place to be.”

“Welford is a very traditional English village with a really vibrant community. There’s a maypole festival every year, a football club for the children, a cosy pub and an active village hall. We’ve relished the lovely walks, there are lots of safe places to cycle and we’ve also enjoyed kayaking on the river in the summer. All in all, it’s a place where we’ve enjoyed a really fantastic quality of life.”

“Set away from the house is an old garage block that we’ve converted into a really lovely one-bed self-contained annex. We’ve used it as extra accommodation for guests and the children have also used it as a place to hang out with friends.”

“I’ll miss the village and all of the wonderful friends we’ve made while living here, and I’ll also miss the house, which has been a fantastic family home,” says the owner. “However, most of all it will be the garden and those views that I’ll be really sad to leave behind; it’s been such a beautiful place to call home.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













The first-floor landing, with a sitting/library area, gives access to four double bedrooms, all with en-suite bath or shower rooms.

The staircase continues to the second floor where there are four further double bedrooms, one with built in shelving, making a good study, and a further bathroom.

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#### Detached Annex

The ground floor is open plan with a kitchenette at one end and four sets of bi-fold doors to the surrounding terrace.

On the first floor there are two interconnecting rooms, one with a balcony and a shower room.

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### Outside

Church Lane itself is delightful and incredibly tranquil. It is a no through road and ends just beyond Old Rectory.

Electric gates open to the long brick paved drive through the deep front garden. There is ample parking.

The garden and grounds of the property are stunning and diverse. They provide a haven for wildlife, flora and fauna, with a variety of walks, seating areas and glades, with the backdrop of the river only a field away.

There are large terraces to two sides of the kitchen/family room with views of the gardens and river beyond.

West facing to the rear and in all about 2.6 acres.

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# LOCATION

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The sought-after village of Welford-on-Avon has good amenities and an active community that includes, three public houses/restaurants, a general store, a hairdressers and beauty salon, garage, sporting clubs and a golf course. There is a good bridle path and footpath network.

Nearby, Stratford-upon-Avon has an excellent range of shopping, dining and leisure facilities, including The Royal Shakespeare Theatre.

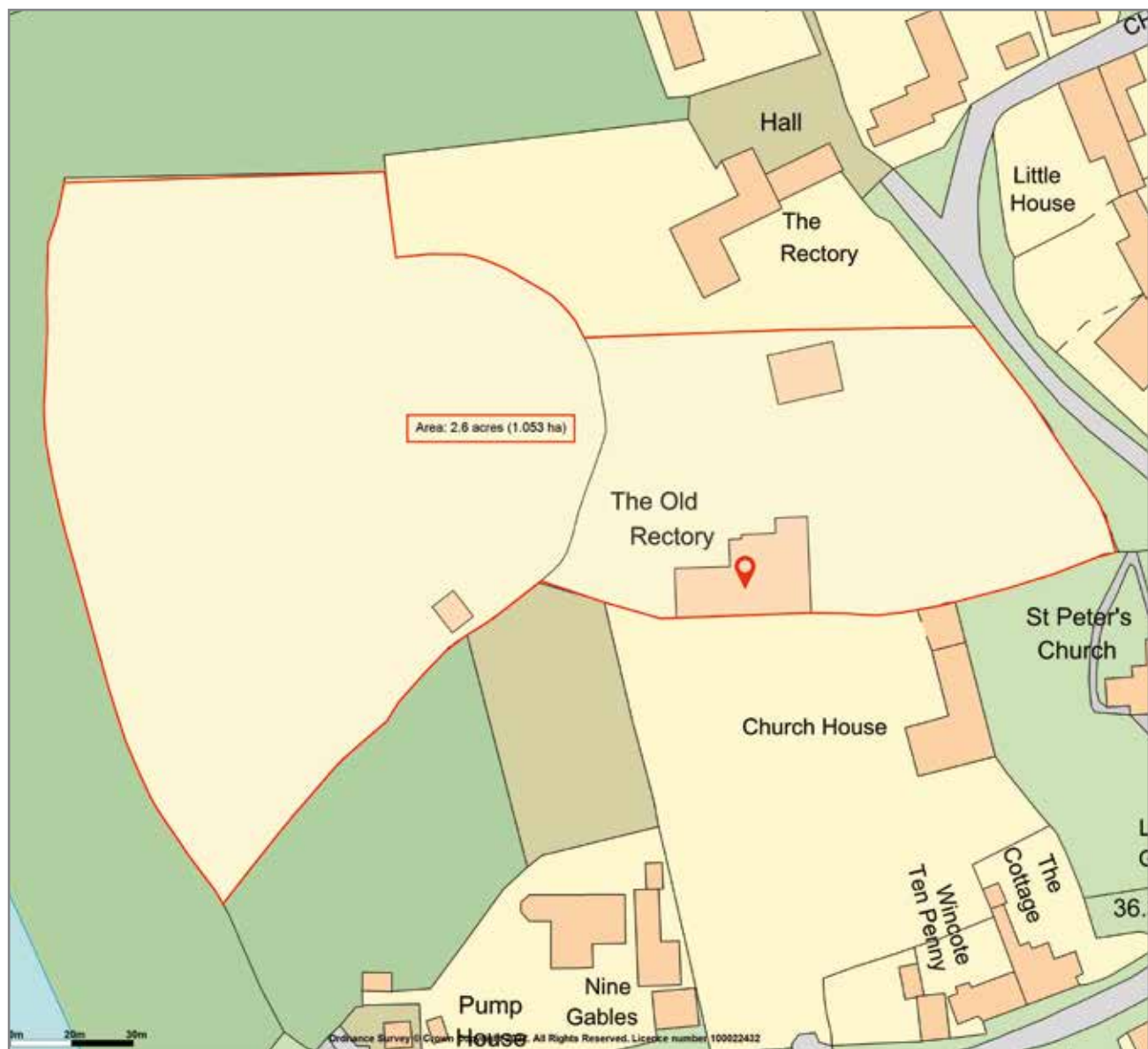
Trains to London and Birmingham from Stratford-upon-Avon parkway, 6 miles, and Warwick parkway, 15 miles.

(All times and distances are approximate)









#### Directions

From the centre of the village near The Bell Inn turn on to Church Street from the High Street. Bear right on to Church Lane. Old Rectory is on your left just past the church.

#### Services

Mains drainage, water and electricity.  
Oil fired central heating.

#### Local Authority

Stratford-on-Avon District Council.

Property Tenure: Freehold

#### Viewing Arrangements

Strictly via the vendor's sole agents Fine & Country on 01789 332600.

#### Website

For more information visit [www.fineandcountry.com/uk/stratford-upon-avon](http://www.fineandcountry.com/uk/stratford-upon-avon)





**The Old Rectory, Church Lane, Welford on Avon, Stratford-upon-Avon**

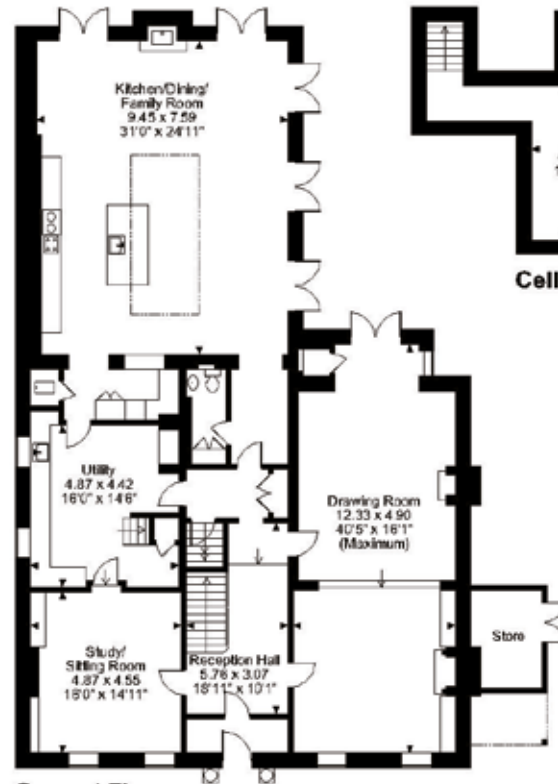
**Approximate Gross Internal Area**

**Main House = 5358 Sq Ft/498 Sq M**

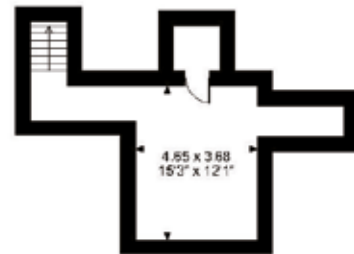
**Annexe = 1059 Sq Ft/98 Sq M**

**Store = 65 Sq Ft/6 Sq M**

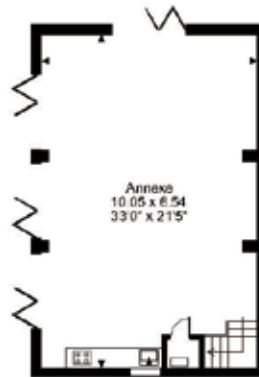
**Balcony external area = 34 Sq Ft/3 Sq M**



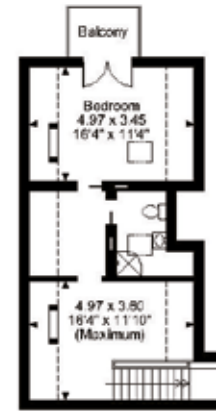
**Ground Floor**



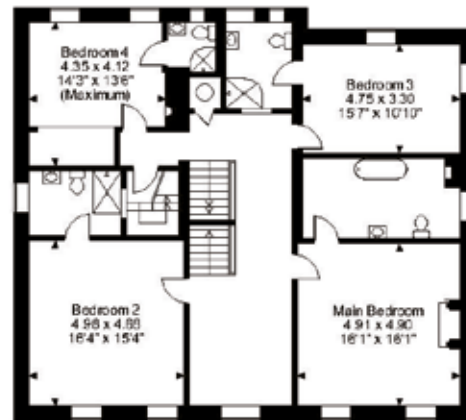
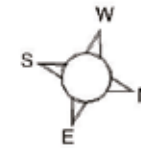
**Cellar**



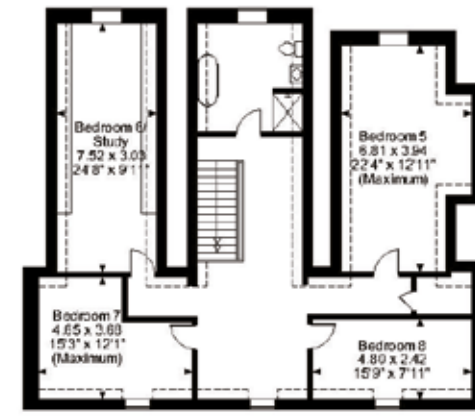
**Annexe Ground Floor**



**Annexe First Floor**



**First Floor**



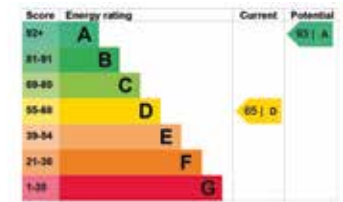
**Second Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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Annexe



EPC Exempt









## NIGEL PLASKETT PARTNER AGENT

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Nigel is a Real Estate specialist who has worked within the upper quartile of the property market for many years and demonstrates exceptional knowledge, experience and skill. He shows owners how to achieve the best possible prices for their homes and uses his considerable negotiating skills to ensure that all offers reach their full potential. He supports the Fine & Country Foundation, helping the homeless and less fortunate, and enjoys many sports such as tennis, cycling and rugby.



## JONATHAN HANDFORD MANAGING DIRECTOR

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Jonathan is a well-established figure within the Fine & Country team and a great role model for the brand. He is a passionate property expert with a wealth of success stories for helping people move and secure the best price for their home. His experience affords him the opportunity to share his knowledge and on a monthly basis, he delivers consultancy training to Fine & Country agents from all across the UK. His academy training is followed by new and old agents alike and he has partnered with many of the industry's finest coaches and trainers to raise the bar on standards for the industry. Jonathan lives in Leamington Spa with his wife Laura and their son Elliot. Laura also works within the Fine & Country business and works closely with Jonathan and his clients. In January 2019 his Leamington Spa team won two awards at the prestigious annual Fine & Country International Awards Ceremony at the QEII in Westminster London. The awards for Best Property Presentation and the highly coveted Best Overall Operator were presented by former England rugby player, Matt Dawson MBE.

## FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

Fine & Country

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