



6 Montagues Corner
Chapel Street | Welford on Avon | Stratford-upon-Avon | Warwickshire | CV37 8PX

FINE & COUNTRY

6 MONTAGUES CORNER

A beautifully presented detached property in the heart of a highly desirable village. Offering an extremely versatile layout allowing for a self-contained annex, the property has four double bedrooms, two en-suites, a shower room, three cloakrooms, two lounges, open-plan kitchen/diner/snug, garden veranda room, a mature and private garden, and parking. This property has excellent living space and makes a superb family home or property with income.



Ground Floor

The entrance hall is spacious and welcoming with a glass door and feature glass panels either side. There is an engineered oak floor that runs through the hallway and into the kitchen/diner/snug area. The lounge is well-proportioned and is a fabulous entertaining area with two windows on one side and a set of patio doors leading to a garden veranda with a tiled floor which creates a fabulous room for alfresco entertaining. The focal point in the lounge is an LPG fireplace set into a stone grate. The open-plan kitchen/diner/snug is modern and presented to the highest of standards. The kitchen has ample storage units with integrated appliances to include an induction hob, double oven, microwave, and Bluetooth sound system. Above the sink is a large window with delightful views of the rear garden and a door leading out to the garden veranda. A large central island with granite worktop creates a lovely family living and entertaining area. The snug area looks out to the front garden and is spacious and versatile in its uses. The utility room has further storage, plumbing and a sink. The cloakroom is spacious with a WC and basin set into a vanity unit.









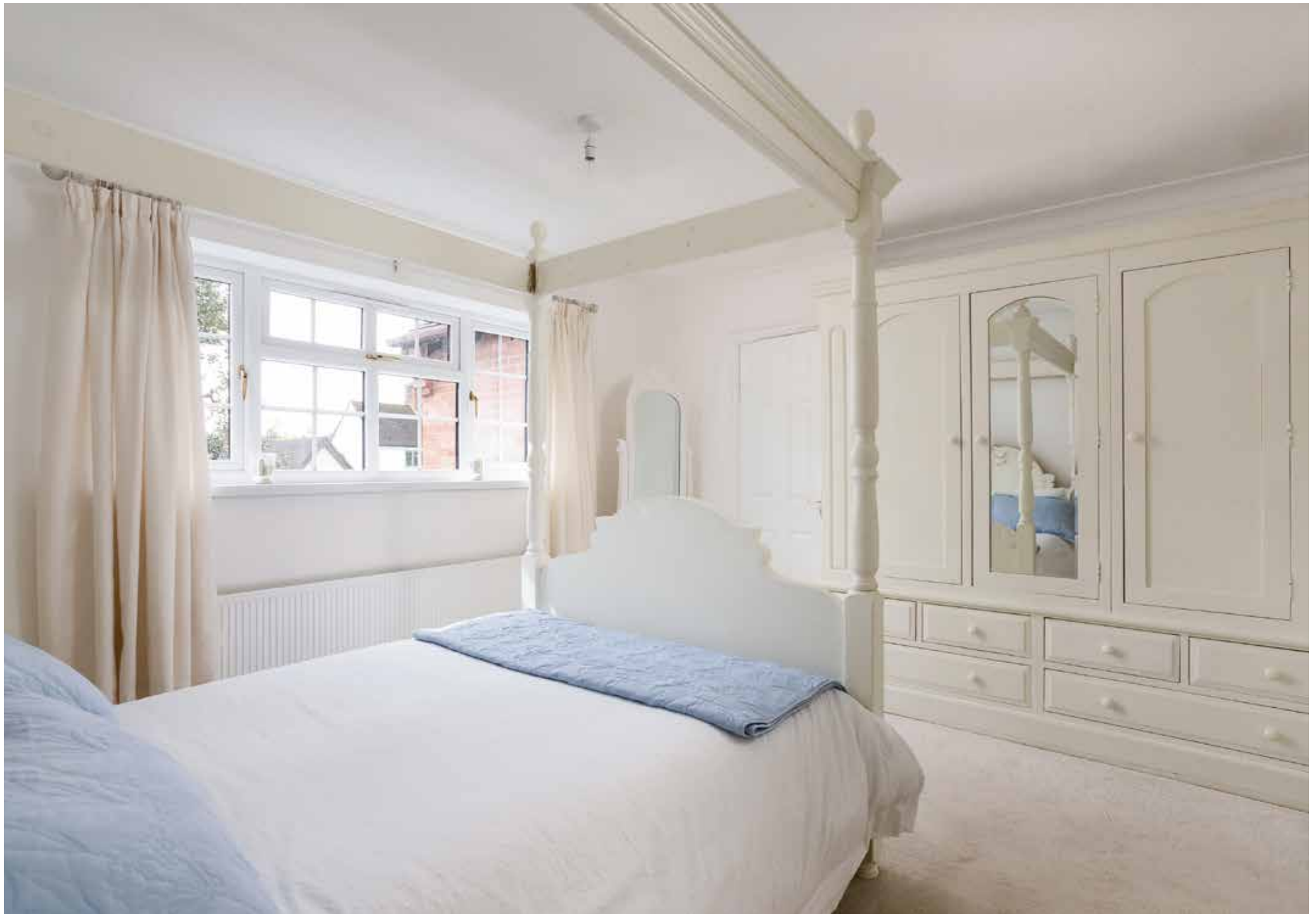




First Floor

There are four double bedrooms in total on the first floor, three form part of the main house and the fourth can either be used in the annex or incorporated into the main house. The main bedroom is a well-proportioned double room with dual aspect windows and a luxurious en-suite with striking tiles, walk-in shower with rain head, contemporary basin set into a vanity unit, WC, and underfloor heating. The second bedroom also has an en-suite with walk-in shower, WC, and basin. The third large double room has delightful views of the garden. The shower room is modern and presented to an excellent standard with a large walk-in shower and a contemporary glass basin on a tiled vanity unit. There is a separate cloakroom with a WC and basin.









Annex

The annex has its own separate entrance into an inner hall with storage. The lounge is generous in size with a window at either end and a kitchen area is set to one side. The kitchen has ample storage, sink, washing machine, fridge/freezer, and microwave. The cloakroom has a WC and basin. The stairs lead up to a charming double bedroom with a vaulted ceiling, two windows and built-in storage.





Outside

The property sits in the middle of the plot with a block driveway and parking for four cars. The front garden is laid mainly to lawn with mature trees, shrubs, and flower beds. The rear garden is totally charming, private and secluded. It has a delightful mix of raised flower beds, gravel beds, several entertaining areas, garden storage, a green house and a wide range of plants, shrubs, and trees. It is an oasis of peace.







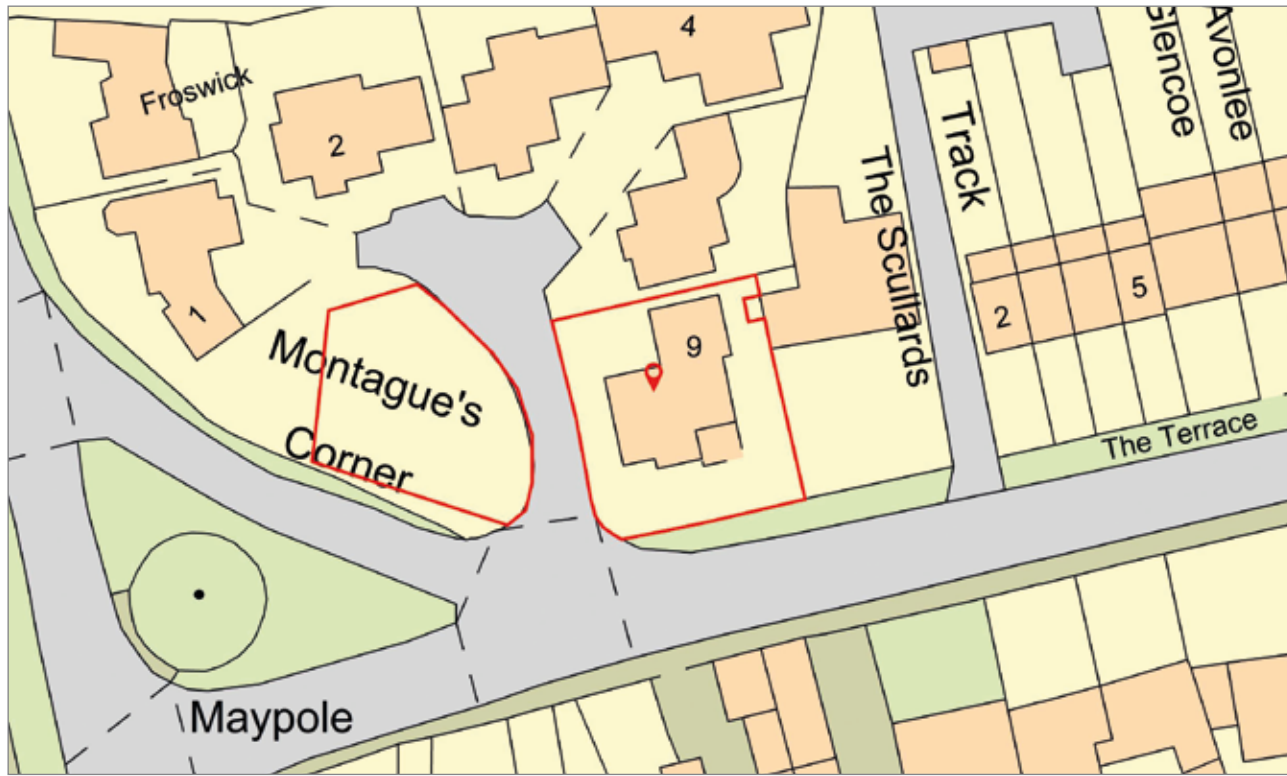
LOCATION

Welford on Avon is a highly sought-after village approximately four and a half miles from Stratford-upon-Avon, close to the North Cotswolds and the Vale of Evesham. The village has a wide range of attractive period property with good amenities including an outstanding primary school, three popular inns, village stores, church, bowls and 18 hole golf club. There is a range of clubs and activities with Brownies, Scouts, Guides, and excellent cycling and walking routes all surrounded by delightful open countryside. The village enjoys good road communications with the towns of Stratford-upon-Avon, Warwick, Leamington Spa, Alcester, Evesham, Chipping Campden, and Banbury, as well as Birmingham City Centre.

Stratford-upon-Avon is internationally famous through being the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre attracting almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town. There are numerous fine restaurants, inns, bars, and coffee shops. There is a good choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, and a swimming pool and leisure centre.

The M40 Junction 15 is seven miles away and provides access to Birmingham to the north, London to the south and the national motorway network. Warwick and Leamington Spa are less than a ten minute drive and Birmingham International airport is under 30 minutes. There is a direct line train service to London from both Leamington and Warwick Parkway. The Cotswolds are within striking distance of the town.





Services, Utilities & Property Information

The property is connected to mains electricity, water and drainage with oil central heating.

Tenure - Freehold

Property Type: Detached House

Construction Type: Standard - brick with a tile roof

Mobile phone coverage: 4G and 5G mobile signal is available in the area - we advise you to check with your provider.

Broadband availability: FTTC Superfast Fibre Broadband is available in the area with maximum download speeds of 80 Mbps and maximum upload speeds of 20 Mbps - we advise you check with your provider.

N.B. There is a covenant on the front garden stating that no permanent dwelling can be erected. The road into Montagues Corner is owned by all the properties, there is no maintenance charge and should any repairs arise they are split equally. The property is situated in a conservation area. There are trees on the property with Tree Preservation Orders. The property is split over two titles.

Local Authority

Stratford-on-Avon District Council

Council Tax Band F

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01789 332600.

Website

For more information visit www.fineandcountry.com/uk/stratford-upon-avon

Opening Hours:

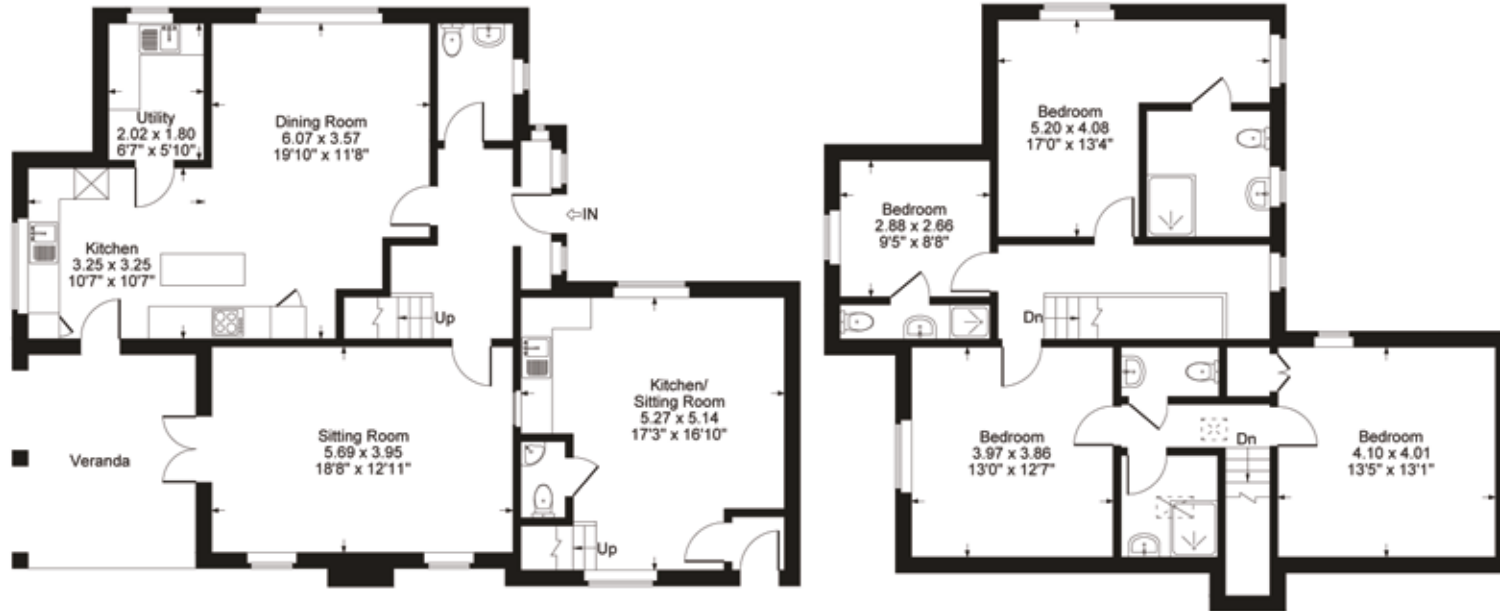
Monday to Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 4.30 pm

Sunday Appointments by arrangement

Directions

The postcode to the property is CV37 8PX



Ground Floor

Approximate Gross Internal Area

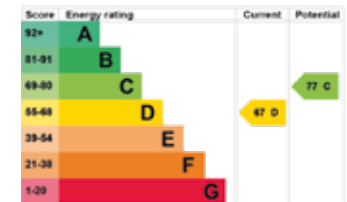
Ground Floor = 102.78 sq m / 1106 sq ft

First Floor = 88.33 sq m / 951 sq ft

Total Area = 191.11 sq m / 2057 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.

First Floor



Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants, and other property related details rests with the buyer.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 24.04.2024







CLARE REEVES
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Clare's background is in finance, business development, sales and marketing. Over the years I have developed my own property portfolio and have a wealth of knowledge and experience in the property market. One of the areas that I specialize in is properties that have or are currently on the market and have not sold. Using a very energetic and proactive approach, combining years of marketing and sales skills I have an extremely successful track record with 4 out of 5 houses selling in under the average time. Best described as a highly motivated individual, who is determined, self-driven, highly organised and thrives under pressure. With excellent communication and negotiation skills I am a cheerful and outgoing character.

YOU CAN FOLLOW CLARE ON



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I've found Clare to be not only utterly professional, but also honest, genuine and sincere. When the relatively straightforward sale of a modest detached home became a bit 'problematic', Clare stepped up and handled the whole thing in her usual cool, calm manner.
Simon A 5/12/17



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 over 300 locations, spanning Europe, Australia, Africa and Asia, we combine 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.

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