



Welford Hill House  
Long Marston Road | Welford-on-Avon | Warwickshire | CV37 8AE



# WELFORD HILL HOUSE

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Georgian country home and estate set in seven acres in the most tranquil of locations.







### Accommodation Summary

Welford Hill House has been fully refurbished and is beautifully appointed throughout. With generously proportioned rooms with character features, such as flagstones to the halls, boarded floors, exposed timbers, fireplaces, panel oak and pine doors, skirtings, architraves and cornicing.

Entrance hall with oak staircase to first floor, cloakroom and side hall with secondary staircase to first and second floors. Cellar, used as games room. Study with fireplace.

Living room and dining room with wood panelling, fireplaces and French doors to the garden.

Library, and sitting room, with oak flooring, fireplace and French doors to garden.

The kitchen/breakfast room is beautifully fitted and finished with tiled flooring and opens to the family room, with inglenook fireplace and woodburner. Also adjoining the kitchen is the garden room, added in 2022, with underfloor heating and solar thermal blinds.

Coats and boot room to the rear, utility room and cloakroom.

The main bedroom suite has a dressing room and en-suite. There is a guest or teenager suite, three further bedrooms and family bathroom.

On the second floor is a full guest suite with bedroom, en-suite, sitting room and kitchenette.













































### Stable Cottage

Also fully refurbished, is a charming three bedroom detached cottage in the grounds with oak and tile flooring, vaulted ceilings and feature fireplace.

Well fitted kitchen/breakfast room opens to the sitting room. Study, separate utility, cloakroom and three bathrooms. With courtyard garden.

### Crown 'Versailles' pavilion

For the ultimate in luxury outdoor dining. Infrared heating, pizza oven and wine fridge. The barbeque area is adjoining.

Indoor swimming pool complex with changing room, shower, toilet and kitchen.  
Pool 11 x 5 metres.

Triple garaging with studio/gym above.  
Solar panels on garage.

### Equestrian

Five stables, hay store and tack room. Planning approval for a 40 x 28 all weather manege. Ample turnout paddocks.











### Outside

The estate is approached via a long private drive from Long Marston Road. Electric gates open to the property with sweeping drive to the garaging.

Kitchen garden with Victorian style greenhouse and orchard.  
Bio dynamic organic vegetable growing area with polytunnel which is deer and rabbit fenced.

In all 7 acres.

### Location

Set in the most peaceful and tranquil of locations with open views just outside the village of Welford-on-Avon with three dining pubs, shop, garage, sports clubs, marina and golf course.

The historic market town of Stratford-upon-Avon is some five miles to the northeast.  
(All times and distances are approximate)











### Services

Mains electricity  
 Septic tank  
 Oil tanks  
 LPG tank – for pool complex  
 Borehole for water

### Other Features

Extensive CCTV  
 Automatic silent switchover generator  
 Superfast broadband to all areas of the estate  
 Multiple sky players  
 Sonos with outdoor zones  
 Central station monitored fire and security alarms fitted

### Local Authority

Stratford-on-Avon District Council.

**Property Tenure:** Freehold

**Mobile Phone Coverage:** 4G and 5G mobile signal appears to be available in the area. We advise you to check with your provider.

**Broadband Availability:** Superfast Broadband Speed appears to be available in the area. We advise you to check with your provider.

### 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)

### Directions

From Welford-on-Avon proceed south on Long Marston Road. The drive to the property will be on your right just past the golf course.

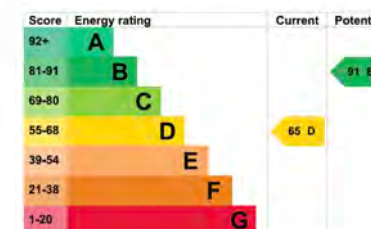
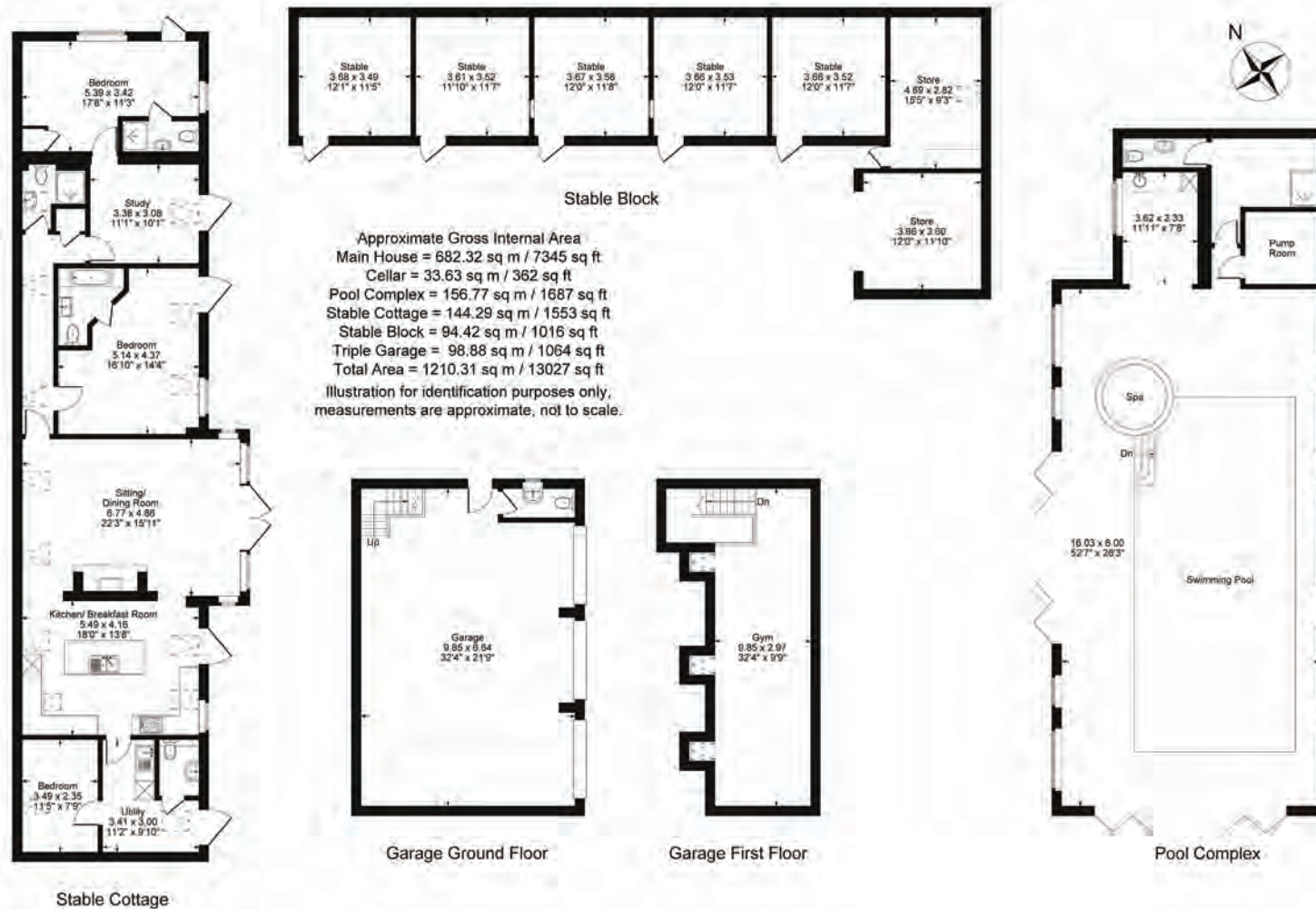






Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		





EPC for Stable Cottage











NIGEL PLASKETT  
PARTNER AGENT

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I have close to fifteen years experience working with Fine & Country in the Warwickshire area and so have a great knowledge of the local upper quartile property market. This experience and knowledge assures homeowners receive exceptional marketing and ultimately the best possible price for their homes. I also support the Fine & Country Foundation, helping the homeless and less fortunate.



SARAH GARLAND  
PARTNER AGENT

Fine & Country Leamington Spa  
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Sarah has previously owned a very well-known and successful independent bespoke estate agency business covering the Warwickshire area. She is a well known and respected local estate agent with a passion for property and delivering exceptional service with her knowledge, experience, and skill. She is dedicated, enthusiastic and hardworking and believes in achieving the best possible price and results for her clients and prides herself in going the extra mile to deliver the best customer service and helping people to achieve their moving objectives.

## 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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