

Peter Clarke



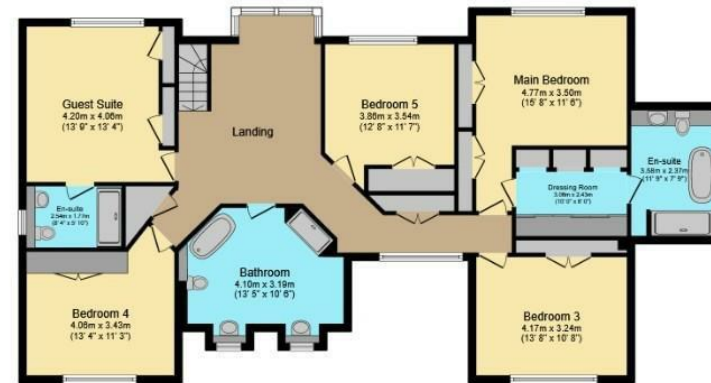
Marlborough House, Purbeck Close, Welford on Avon, Stratford-upon-Avon, CV37 8GE

Marlborough House, Purbeck Close, Welford on Avon



Ground Floor

Floor area 210.4 m² (2,264 sq.ft.)



First Floor

Floor area 148.8 m² (1,601 sq.ft.)

TOTAL: 359.1 m² (3,866 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



- 3,232 sq ft luxurious accommodation
- Secure gated setting of only six exceptional residences
- Approx 0.24 acre plot
- Beautifully landscaped gardens with several seating areas, with outside Bar and Summerhouse
- State of the art design built by Kendrick homes in 2019
- Four well planned and flexible, ground floor living spaces
- Five lavish double bedrooms, including two elegant en suites and opulent main bathroom
- Impressive and comprehensively fitted Kitchen/family room with pocket doors to formal dining room
- Extensive parking and triple garage



Offers In Excess Of £1,600,000

An elegantly presented, sumptuous, warm and welcoming family home being tastefully decorated throughout and providing approximately 3,232 sq.ft. accommodation plus triple garage. Set within an exclusive gated development of five exceptional residences in this much sought after village, in a state of the art design built in 2019 by Kendrick Homes, to the highest specification.

Welford-on-Avon is a most picturesque village set in the heart of South Warwickshire. Situated on the River Avon approximately four miles from Stratford-upon-Avon, which is internationally famous as the birthplace of William Shakespeare, and home to the Royal Shakespeare Theatre and attracts almost four million visitors a year. Stratford is also a prosperous riverside market town with fine restaurants and inns, a good choice of public and private schools and excellent sporting and recreational amenities. The town is ideally placed for access to the M40, other major road and rail networks, and Birmingham International Airport.

The centre of Welford village is designated as a conservation area and contains a number of attractive thatched properties including what is believed to be the original "chocolate box cottage" in Boat Lane, possibly one of the most photographed streets in Warwickshire. The Village has three public houses, The Four Alls, The Bell Inn and The Shakespeare, a general store and post office. The village also boasts an 18-hole golf club, a marina, bowling club and a

highly regarded primary school, there are two Churches (the Parish Church of St Peter, built in 1330 and the oldest building in the village, and a Methodist Church).

Welford-on-Avon has been County Winner or Runner Up in the Warwickshire "Best Kept Village Competition" and boasts one of the tallest Maypoles in England.

Here is a rare and unique opportunity to acquire a most exceptional and impeccably presented, executive detached family residence. Enviably situated within a secure gated private development of only six luxury properties, in the most sought after and highly desirable village of Welford-on-Avon.

Internal inspection of this property is absolutely imperative to properly appreciate the exacting high specification, quality materials and attention to detail, along with modern building techniques and extremely high energy efficiency. Occupying a sizeable plot and having the additional benefit of open land to the rear, the accommodation boasts over 3,232 sq.ft. of







tasteful luxury. The internal accommodation briefly comprises; feature recessed canopy porch leading in to a most impressive reception hallway with a split stairwell, enjoying a feature full depth window overlooking the rear garden, there is also a cloakroom/WC and study recess. There is a beautiful morning room, a spacious drawing room having a feature solid fuel stove set within an inglenook fireplace, and patio doors to the rear terrace, and a separate dining room with bi-fold doors leading out to an extensive paved patio area, an incredible breakfast kitchen, having a comprehensive range of contemporary units with extensive built in Siemens appliances leading to a family room with further feature solid wood log burner . There is a utility room and further outdoor heated gardener's cloakroom/WC. To the first floor there is a delightful galleried landing, five double bedrooms each with fitted wardrobes, the principal suite enjoying both a dressing room and delightful en-suite shower/bathroom. The guest suite enjoys a shower room en-suite and there is a truly stunning family bathroom.



Outside the property a deep block paved driveway provides parking for ample vehicles and direct access to a triple garage with automated garage doors and remote controlled access. The private rear garden is beautifully landscaped with seating areas to side and rear with covered outside bar for entertaining, and a summerhouse.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. We have been advised by the vendor there is a service charge of approximately £1,000 a year for maintenance of the communal areas, drive and gates. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. LPG heating. There are solar panels to the rear of the garage roof.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band G.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





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