





# FOR STARTERS



OFFERS IN EXCESS  
£425,000

## MAIN COURSE

Do you want village living but also a real sense of community with lots going on and access to good amenities? Then the village of Welford-on-Avon could be the winning ticket for you. This loved home has been extended to provide what every family desires; come and take a look for yourself.

You approach via an open storm porch through to the front entrance door into a welcoming open entrance hallway with stairs winding upwards. There is enough space to drop off those shopping bags and kick off your shoes. On the right, there is a luxurious downstairs modern fitted shower room with a walk in shower, a real must in any house!

First on the left is a cosy lounge which immediately makes you feel at home, with plenty of space for a large sofa and armchair and a multi-fuel burner where you can lose yourself staring into the embers on a winters night.

Straight ahead is the inviting open plan kitchen, dining, family area which is so desired in today's modern living. The kitchen is contemporary with modern fitted units with Corian worksurfaces over and all essential integrated appliances making the space seamless. The large island incorporates a breakfast bar, the perfect place to enjoy a cuppa and a catch up with friends. The dining family area easily accommodates a large farmhouse style dining table which could host up to 8 people, with plenty of space for sofas and extra seating. During the winter months, you'll enjoy keeping your toes toasty with the underfloor heating. Off here is a utility room, hiding away those noisy appliances and featuring a double glazed stable door leading from the side of the property, ideal for when you're returning from walks or sports fields and cleaning off muddy boots and paws.

Upstairs are three double bedrooms and two further bathrooms. The master bedroom is again a wonderfully bright room where light exudes through French doors out on to a glass balustrade Juliet balcony, with views over the rear garden. That's not all, there is also a shower en-suite. The second bedroom enjoys the Jack and Jill family bathroom which is also accessed via the landing and finally a third double bedroom which completes the accommodation on offer.





Outside the rear garden property boasts a sunny aspect being South facing. Not only has the property had much love and attention but you can really see attention to detail here, beautifully landscaped giving a real zen feel. This space features an artificial lawn, ideal for families with pets and keeps well all year round. There is also a large paved seating area, a large shed and a cabin currently being used as a study. There is even room for a hot tub should you wish! This garden would host children playing and summer BBQ parties effortlessly. The gravelled driveway to the front of the property provides off road parking for up to 4 vehicles.

As you can see, this property is a real gem and would suit an array of buyers. Situated in the highly popular village of Welford-on-Avon, the amenities include a local shop with post office within, butchers and deli and those all important local pubs which are only a few minutes stroll and drive away. If you fancy something a bit more lively, there are multiple buses running throughout the day which can take you to Stratford Town centre. Welford-on-Avon Primary School is outstanding Ofsted rating. There are beautiful riverside walks along the River Avon.

So what are you waiting for? Book in to view and we look forward to greeting you and showing you this magnificent home.

## KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - C



EPC  
Band - D



South



Mains Electric,  
Water & Drainage.  
LPG Gas



Heating system  
Gas Combi

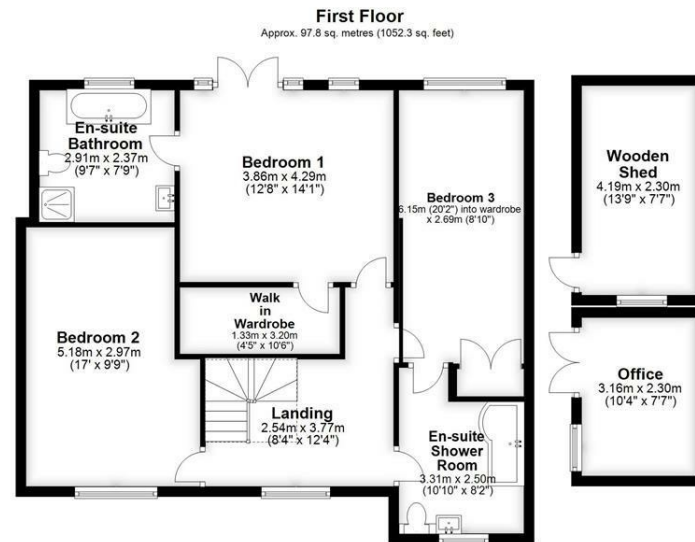
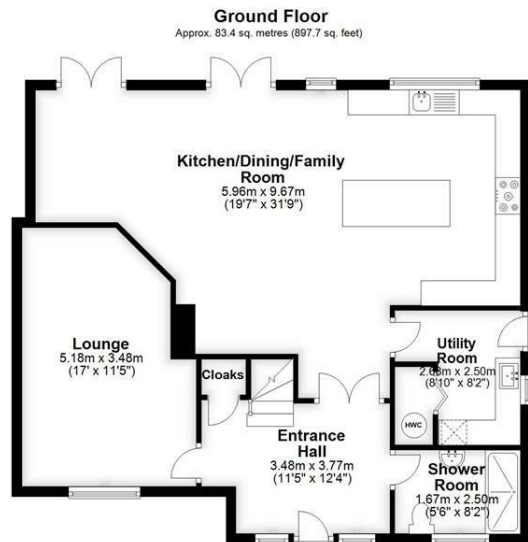


Stratford High  
Chipping Camden

WHY NOT TAKE  
A LOOK INSIDE?  
GIVE US A CALL  
01789 414222







Total area: approx. 181.2 sq. metres (1950.0 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details within are not intended to form part of any contract.  
Plan produced using PlanUp.

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