

TRANQUIL ESCAPE
WITH
BREATH TAKING VIEWS



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CHURCH LANE, WELFORD ON AVON WARWICKSHIRE | CV37 8EL

Welcome to Barton House, an enchanting property nestled in the picturesque village of Welford on Avon. This stunning home offers breathtaking views of the surrounding farmland and a tranquil ambiance that will whisk you away to a world of serenity. Step inside and be captivated by the beautifully renovated interior. The open-plan living, kitchen, and dining room, with its bespoke Shaker-style kitchen and bi-fold doors framing the captivating view, is the heart of the house. The master suite, complete with a dressing room and his-and-hers en-suite, provides a luxurious sanctuary, while the guest bedroom and other double bedrooms offer ample space for family and guests. The cleverly designed walk-in wardrobe in bedroom three adds convenience and luxury. Outside, the extensive parking, double garage block, and barn/double garage provide practicality and flexibility. The sunny garden with its wrap-around patio, electric awning, and storage room is the perfect oasis for relaxation. Barton House is a remarkable residence where comfort, elegance, and stunning surroundings harmoniously blend into an idyllic living experience.

Communications are good with a rail service from Warwick Parkway (15.2 miles) to Birmingham New Street taking 30 minutes and to London Marylebone taking about 1 hour 36 minutes. Access to the motorway network is via the M40 at Junction 15 (12.7 miles). Golf at Welford, The Stratford Park Golf Club and Stratford Oaks Golf Club, Racing at Stratford upon Avon, Warwick and Cheltenham and many footpaths and local walks enable exploration of the beautiful South Warwickshire countryside.

Distances and times approximate.



In finer detail

Welcome to Barton House, a truly enchanting property located in the picturesque village of Welford on Avon. As you step foot into this stunning home, you'll be captivated by its superb location on Church Lane, a quiet backwater accessed through a quaint single track lane. Nestled amidst the breathtaking beauty of the countryside, the property offers unparalleled views over the surrounding farmland, ensuring a sense of tranquility and serenity that is truly priceless.

This exceptional home has undergone an extensive extension, remodel, and renovation program, resulting in a sublime living space that is bound to exceed your expectations. Originally built as a bespoke home for Spiffire, Barton House exudes a unique charm and character that sets it apart from the rest. The attention to detail is evident throughout, with solid concrete floors on both the ground and first floor, and walls constructed of block work rather than stud, providing enhanced noise reduction and improved heat retention.

As you approach the property through the electric gates onto the extensive block-paved driveway, you'll immediately appreciate the thoughtfully designed layout, capable of comfortably accommodating around 8 vehicles. Perfect for hosting large family occasions or entertaining guests, this ample parking space ensures convenience and practicality.

Stepping through the bespoke built oak-framed porch into the welcoming reception hall, you'll feel an instant sense of warmth and hospitality. To your left, a delightful bar/library awaits, featuring a custom-built bar and extensive bookshelves with cupboards below, creating a cozy and inviting atmosphere. On the opposite side of the hall, a conveniently placed downstairs cloakroom and a useful double cloaks cupboard cater to your practical needs.

The charming sitting room, with its lovely fireplace housing a log-burning stove, provides the ideal spot to unwind and relax. Dual aspect windows and French doors open up to reveal mesmerizing views of the garden, allowing for a seamless connection between indoor and outdoor living. Adjacent to the sitting room, a tranquil study offers a peaceful retreat with its enchanting garden vistas.

Last but not least is the beautiful open plan living, kitchen, and dining room. This stunning space features a high-quality, in-frame bespoke Shaker-style kitchen with exquisite stone worktops, exuding elegance and functionality. The room is filled with natural light, thanks to a wide opening with bi-fold doors, complete with integral blinds, that frame the breathtaking view beyond. From the kitchen, you can easily access the utility room, a haven of storage space with its double cloaks cupboard, double shoe rack, and extensive units. A secondary door offers convenience for families with children or pets, keeping the main hall tidy and mess-free.





Ascending to the first floor, you'll discover five generous double bedrooms, each thoughtfully designed to provide comfort and relaxation. The master suite is a true sanctuary, featuring a dressing room with his and hers wardrobes, a high-quality en-suite with his and hers sinks, and a large bedroom that offers yet another enchanting view of the garden.

The guest bedroom is equally delightful, benefiting from its own en-suite, providing privacy and convenience for your visitors. Bedroom three is a haven of luxury, boasting not only a spacious layout but also a walk-in wardrobe. This cleverly designed feature provides abundant storage space for your clothing, ensuring that your wardrobe remains organized and easily accessible.

Completing the first floor is a wonderfully refitted four-piece bathroom, featuring a large walk-in shower, a luxurious freestanding bath, and even a TV for you to enjoy while indulging in a soothing soak.

The wonders of this property extend beyond the main dwelling, with additional features that enhance its appeal. To the front, alongside the extensive parking area, you'll find a detached double garage block, complete with a separate entrance. Most of the walls have been plastered, and a kitchenette and three-piece en-suite have been installed, making it easily convertible into a self-contained annex, should you require additional accommodation for a teenager or elderly relative, subject to the usual consents. The garage itself boasts two electric roller doors that can be conveniently operated from inside the house. Furthermore, a bin store, also equipped with an electric roller door, offers practicality and organization. Another notable addition is the barn/double garage, accessible via electric up-and-over doors or directly from the garden. This versatile space provides endless possibilities, whether you envision it as a games room, garden room, or simply a fantastic garage to store your cherished possessions.

The sunny garden, facing west, is a true delight, featuring an expanse of lush lawn that invites you to soak in the natural beauty that surrounds you. A wrap-around patio offers the perfect spot to bask in the sun, while an electric awning provides shade when desired. For those cooler evenings, an outdoor heater ensures you can enjoy the garden year-round. Additionally, a large built-in storage room caters to your practical needs, providing ample space to keep your garden essentials neatly organized.

The attention to detail and consideration for practicality throughout the property is evident in these additional features. From the handbag and shoe storage cupboard on the landing to the walk-in wardrobe in bedroom three, Barton House caters to your storage needs while maintaining its stylish and elegant appeal.

Barton House is a truly remarkable home, where every detail has been carefully considered to create a harmonious blend of comfort, elegance, and functionality. From the breathtaking views to the impeccable craftsmanship, this property offers a lifestyle that is both idyllic and practical. Don't miss the opportunity to make this exceptional residence your own and indulge in the epitome of luxurious village living in Welford on Avon.





Post Code - CV37 8EL | Tenure - Freehold

Viewing - Strictly by appointment only with the agents.

Fixtures & fittings

All those items regarded as tenant's fixtures and fittings, with the exception of the fitted carpets, specified curtains, and light fittings are specifically excluded from the sale. However, certain items may be available by separate negotiation.

Local Authority

Stratford upon Avon District Council - 01789 267575

Situation

• Stratford-upon-Avon is renowned as the regions cultural centre and is the home of the Royal Shakespeare Company. In the town there is a wide range of shopping and recreational facilities as well as the recently renovated leisure centre and swimming pool. There are many quality restaurants, public houses and gastro pubs.

• The area is well served by schools including The Croft Prep School, King Edward Grammar School for boys, Shottery Grammar School for girls & Stratford High School.

• Warwick and Leamington Spa are also nearby and provide additional shopping facilities and schools including Warwick Boys School, Warwick Prep School and King's High School in Warwick and in Leamington Spa, Kingsley School for Girls & Arnold Lodge.





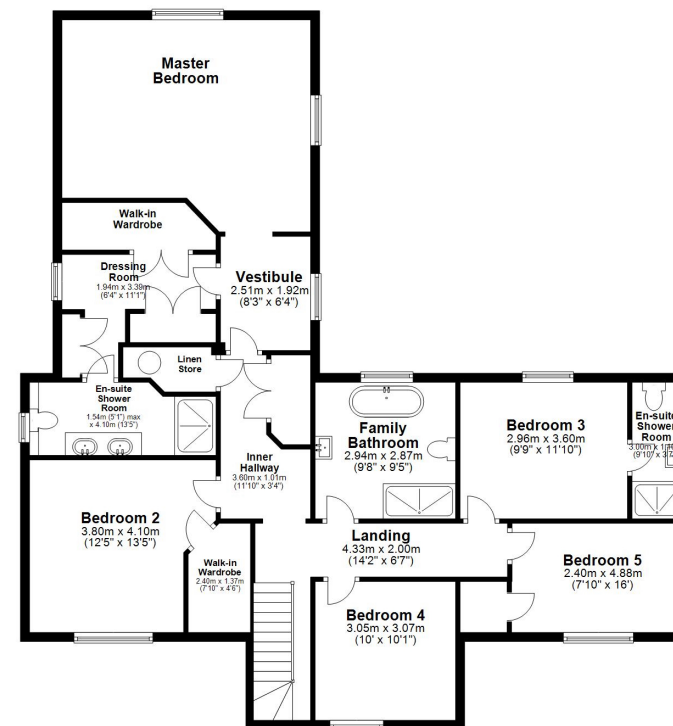




Ground Floor
Approx. 220.0 sq. metres (2368.5 sq. feet)



First Floor
Approx. 129.7 sq. metres (1396.1 sq. feet)



Total area: approx. 349.7 sq. metres (3764.6 sq. feet)

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

Important Notice: Particulars: These particulars are not an offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Edwards Exclusive or the seller accept responsibility for any error that these particulars may contain however caused. Neither the directors or any employees of Edwards Exclusive have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely upon them without checking them first. Please discuss with us any aspects, which are particularly important to you before travelling to view the property.



EDWARDS
EXCLUSIVE

1 BIRMINGHAM ROAD
STRATFORD UPON AVON
WARWICKSHIRE CV37 0AA

TELEPHONE: 01789 330375
EMAIL: ENQUIRIES@EDWARDSEXCLUSIVE.COM
WEB: EDWARDSEXCLUSIVE.COM