



**EDWARDS**

ESTABLISHED 2007

BROOKWOOD  
WELFORD ON AVON

# KEY FEATURES

- Stylishly extended and remodelled in 2022 by the current owners
- High-spec 1909 kitchen with quartz worktops, Quooker tap, and integrated appliances
- Oak-framed porch and vaulted entrance hall with skylight and built-in storage
- Ground floor bedroom with luxury en-suite, plus shower room off the utility
- Principal bedroom with vaulted ceiling, freestanding bath, en-suite, dressing room, and French doors ready for a balcony (planning approved)
- Bi-fold doors to a private, mature garden with composite decking and fully equipped home bar
- Integral double garage currently used as a home office, plus gated driveway for several vehicles
- Sought-after village location with no onward chain
- Electric Gates



# TAKE A LOOK

## A Beautifully Extended Home in the Heart of Welford

Tucked away in one of the area's most sought-after villages, this stylishly remodelled home offers the perfect blend of quality craftsmanship, thoughtful design, and lifestyle touches that elevate everyday living.

Remodelled and extended around 2022 by the current owners, the house now delivers impressive open-plan spaces, luxurious bedroom suites, and a garden made for entertaining. From the moment you step under the oak-framed porch and into the vaulted entrance hall, you'll notice the care and detail poured into every corner of this home.

At the heart of the house is a striking 1909 kitchen—an expertly designed space with two-tone shaker cabinetry, quartz worktops, a Quooker boiling tap, integrated appliances, and slide-and-hide double ovens with additional combi and microwave ovens. A breakfast bar offers a casual perch for coffee or conversation, while the vaulted ceiling and skylight bring in light and airiness. Karndean flooring flows into the utility room, which is just as carefully planned, with excellent storage, integrated laundry appliances, and internal access to the garage.

Off the utility is a cloakroom fitted with a fully tiled shower room, premium sanitaryware and a sliding door that maximises space.

The ground floor continues to impress with a dining area opening onto the garden via aluminium bi-fold doors. A timber-framed open partition leads to the sitting room, where you'll find an exposed brick inglenook fireplace and leafy garden views. There's also a guest bedroom with a sleek en-suite shower room.

Upstairs, character meets luxury. Oak Ted Todd flooring leads to two vaulted double bedrooms—currently open-plan but easily separated if needed. The principal bedroom feels more like a boutique hotel suite, complete with a freestanding bath, luxury en-suite with walk-in shower, dressing room with bespoke storage, and double French doors already in place for the approved balcony.

Available with no onward chain, this is a rare opportunity to own a thoughtfully upgraded home in one of Warwickshire's most desirable locations.



# /READY STEADY COOK/



At the heart of the home is a 1909 kitchen with quartz worktops, slide-and-hide ovens, and a breakfast bar for casual chats.

/SIT BACK RELAX/





/COME DINE WITH ME/





*/ SWEET DREAMS /*





/GARDENS/GROUNDS/

# /GARDENS/ /GROUNDS/



Step outside to find a mature, private garden with an extensive composite deck, a raised seating area, and even your very own home bar—complete with two fully operational beer pumps and a cooling system, perfect for summer gatherings.

To the front, electric gates open onto a spacious driveway and an integral double garage with power and light, fully fitted kitchen units with sink, integral Fridge and dishwasher—currently used as a home office.



# PROPERTY LOCATION



# PROPERTY INFORMATION

## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Plot Area:</b>	1692		
<b>Year Built :</b>	1950-1966		
<b>Council Tax :</b>	Band F		
<b>Annual Estimate:</b>	£3,438		
<b>Title Number:</b>	WK343486		

## Local Area

<b>Local Authority:</b>	Warwickshire	<b>Estimated Broadband Speeds</b> (Standard - Superfast - Ultrafast)		
<b>Conservation Area:</b>	No	<b>13</b> mb/s	<b>31</b> mb/s	<b>1800</b> mb/s
<b>Flood Risk:</b>				
• Rivers & Seas	Low			
• Surface Water	Very low			
<b>Mobile Coverage:</b> (based on calls indoors)		<b>Satellite/Fibre TV Availability:</b>		

## LOVE DETAIL?

For a full report on this property click the link below or scan the QR code

[Click for more Information](#)

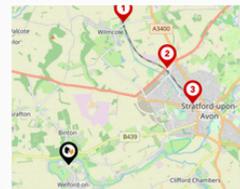


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# PROPERTY PLAN



# FURTHER INFORMATION



Pin	Name	Distance
	Wilmcote Rail Station	3.72 miles
	Stratford-upon-Avon Parkway Rail Station	3.39 miles
	Stratford-upon-Avon Rail Station	3.38 miles



Pin	Name	Distance
	M40 J16	11.27 miles
	M42 J3A	12.33 miles
	M40 J15	9.55 miles
	M42 J4	14.31 miles
	M42 J3	13.29 miles



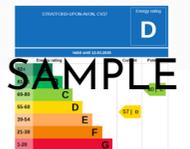
Pin	Name	Distance
	Birmingham Airport	19.56 miles
	Baginton	18.91 miles
	Staverton	25.17 miles
	Kidlington	31.12 miles



Pin	Name	Distance
	Bell Inn	0.3 miles
	Turn	0.38 miles
	Maypole	0.59 miles
	Maypole	0.59 miles
	Headland Road	0.67 miles

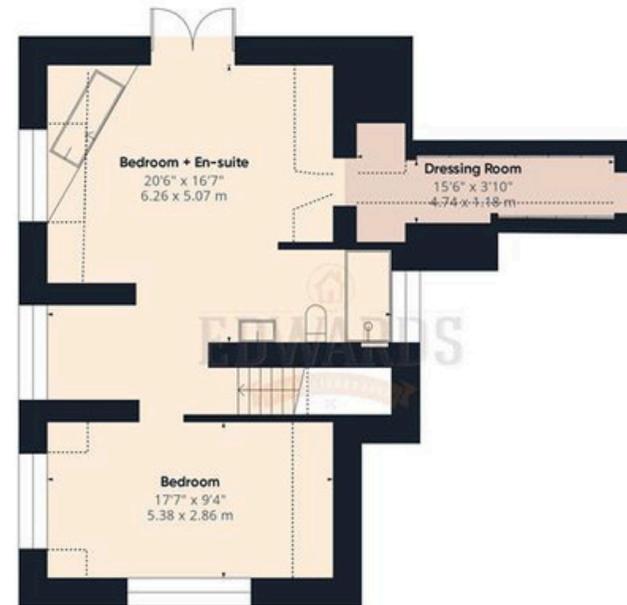


Pin	Name	Distance
	Laverton (Gloucs Warwicks Railway)	11.58 miles

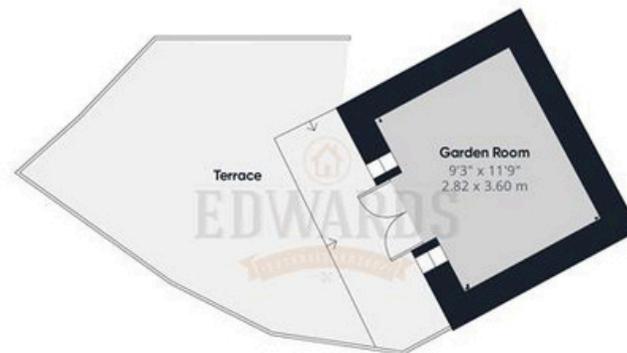




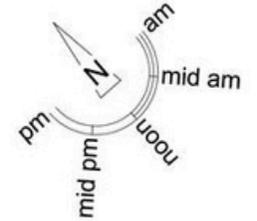
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>

2200 ft<sup>2</sup>

204.4 m<sup>2</sup>

Reduced headroom

108 ft<sup>2</sup>

10 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.



01789 414 222  
1 BIRMINGHAM ROAD, CV37 0AA  
[WWW.MOVEWITHEDWARDS.CO.UK](http://WWW.MOVEWITHEDWARDS.CO.UK)