



ORCHARD BANK
DUCK LANE | WELFORD-ON-AVON



SOPHISTICATED & SUPER-SPACIOUS

Welcome to Orchard Bank, a sophisticated and super-spacious four/five-bedroom family home in Welford-upon-Avon, one of the prettiest and most vibrant villages you could imagine and just a few miles from the heritage town of Stratford-upon-Avon – Shakespeare's birthplace.

Located in a slightly elevated position on a quiet no-through lane just a stroll from the riverbank walks of the gently flowing River Avon, this exceptional house has just about everything you could desire for an ultra-comfortable family life.

Orchard Bank's layout is particularly appealing if you enjoy throwing parties – it's made-to-measure for entertaining with the luxurious kitchen flowing open-plan into three enormous reception rooms and an all-glass garden room. Glamorous extras include

a lusciously light and bright double-height entrance hall, seductive cinema room and an uber-chic bar with statement wall-inset wine cooler in a purpose-built vaulted sitting room.

Orchard Bank is also just the job for a classic car enthusiast – there are three garages, one fitted with a single-post car-lift.

Climb the stairs to the equally dazzling first floor where you'll find peaceful sanctuary in the four big bedrooms – three of them en-suite – plus a family bathroom.

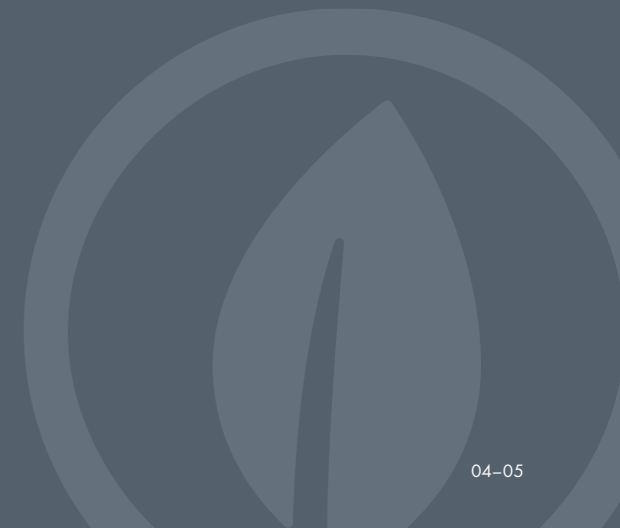
This is all backed up by half-an-acre of manicured gardens with all the bells and whistles needed to support an active and sociable lifestyle such as beautiful terraces, high-capacity power supply for a hot tub, a summerhouse and sweeping expanse of lawn.



With its Tudor half-timbered and thatched cottages, Welford-upon-Avon is pretty as a picture – in fact one much-photographed cottage is believed to be the original ‘chocolate box cottage’. It would be hard to find a more desirable village with its friendly and lively community life, Maypole Stores and post office, primary school, three pubs, two churches, garage, marina, sports club and 18-hole golf course.

Towering at 65ft, it also boasts one of the highest maypoles in England and hosts an annual maypole dancing festival.

It’s a commuting winner too, being close to the M40, mainline rail links and Birmingham airport. What more is there to want?!



SO MUCH SPACE AND FLEXIBILITY

Looking splendid, Orchard Bank stands well back from the lane behind a fenced and hedged lawn dotted with ornamental trees and accessed via a grand curved in/out gravel driveway.

The good vibes continue as you step into the entrance hall where the attractive oak and glass-panelled staircase rises to the galleried landing. The double height means the hall is delightfully light, bright and welcoming.

You'll get a feel for this contemporary haven as you wander between the rooms – they're all a designer dream, super-large and super-comfy.

To the right of the hall lies the 15x17ft cinema room, and it's sure to be popular with the entire family. On a cold winter's night there's nothing better than staying in with a good movie! The office lies across the hall and has a feature open fire with white brick surround. At 12x14ft there's

plenty of room for a couple of desks for home working or study, or with the fire lit, you might prefer to use it as a cosy snug.

There's a cloakroom with WC alongside and then you enter the enormous 13x22ft dining room - if throwing dinner parties are your thing it definitely hits the mark! There's copious space for a long dining table that'll seat as many as you like - probably up to 20 - and for ease of serving it's perfectly placed next to double doors to the kitchen and another set into the garden room. It will meet all requirements from family suppers and Sunday roasts to exquisite candlelit dining with friends.

After that you'd expect a fabulously well-equipped kitchen, and that's what Orchard Bank provides. Totally refitted and updated just six months ago, this is undoubtedly the hub of the home and equipped to deal with all the day-to-day requirements.



With extra illumination from an overhead skylight, the chic cabinetry is arranged along two walls and incorporates integral Zanussi pyrolytic oven and microwave, AEG induction hob, overhead extractor, fridge and dishwasher all under sleek Dekton glass worktops. It all revolves round a large central island with breakfast bar - complete with a trio of designer pendant lights above. There's also a Quooker boiling water tap.

Laundry is taken care of in the adjoining utility room, fitted with a comprehensive array of storage and plumbing for washing machine and dryer. There's a second cloakroom with WC and a boot room with door to the garden – the place to remove muddy footwear and towel down damp dogs after countryside rambles.

Via double glass doors, the kitchen flows smoothly into the showstopper garden room – it's a seamless 19x12ft glass observatory, enjoying the garden views all-year-round. In the summertime, the glass panels slide back in uninterrupted harmony with the garden itself.





The remaining living space is open-plan, light, airy and welcoming throughout. Extending to 14x28ft, the sitting room in this oil centrally-heated house gets an additional warming boost from a feature open fire. It's the perfect spot for squashy sofas and a super-sized TV.



The vaulted 18x20ft living room completes the ground-floor line-up. It's beautifully set up for entertaining and a sleek black bar complete with glass shelving for bottles against a mirrored backdrop, bar stools and a large wall-inset wine store/cooler are sure to provoke gasps of appreciation. Perhaps add a big wall-mounted TV and pool table? French doors open onto the garden terrace too.

A BEDTIME STORY

All the bedrooms at Orchard Bank are pleasingly large and peaceful havens. There's space for desks for children to do their homework, play on the computer and have friends round, while the grown-ups can add a couple of comfy chairs for some 'me time' reading, TV or catching up on emails. The principal bedroom, 15x18ft, is a super-versatile double-aspect space, complete with an en-suite shower room and 12x8ft dressing room fitted with hanging rails, shelves and drawers.

There is a further en-suite bedroom, 11x18ft, with fitted wardrobes, and a similarly expansive 12x18ft double-aspect third bedroom. The fourth bedroom, 14x19ft, forms part of a suite and could be used as an annexe for an elderly relative if desired. Combined with the adjoining sitting room, 18x19ft, and en-suite shower room it would also suit guests and could also double up as an occasional fifth bedroom. A bathroom with bath tub completes the first-floor layout.





A REALLY GLORIOUS GARDEN

This half-acre garden is really fabulous, and the entire family will enjoy all the extras that it offers.

A huge expanse of immaculate lawn is ideal for children to play, all safely encircled by fencing and well-stocked borders, backed by an attractive array of trees and shrubs. The gnarled old apple tree at the end of the garden is a particularly lovely feature and there are other fruit trees too.

Orchard Bank is luxuriously set up for entertaining with a beautiful decked terrace running the width of the house equipped with a stunning purpose-built garden kitchen/barbecue and prep surfaces.

Another planted border curvaceously part-divides the lawn, creating a secret garden full of delights that include a summerhouse with a variety of other uses – perhaps a gym, artist's studio or music room? – the base and electrics for a hot tub, a sunny area of decking for relaxing in the sunshine or dining al fresco and a covered shelter that's the perfect spot for a bar table and stools.

Children will love the timber play equipment with climbing frame, slide and swing while keen gardeners will revel in the vegetable garden featuring raised beds, greenhouse, shed and workshop. There's also a well with pumps for irrigation.





ROUND AND ABOUT

Welford-on-Avon is an idyllic village – full of temptations. Fine dining is on the doorstep with a duo of highly-rated foodie pubs. The Bell, a former Warwickshire Dining Pub of the Year, has a gourmet menu alongside real ales, ‘wines of the month’ and signature cocktails, while The Four Alls boasts a wonderful riverside terrace and serves delicious, Mediterranean-inspired food.

This is a friendly, lively village with lots of clubs, societies and groups, many of them meeting at the Parish Hall. The village bowls club is popular and has both indoor and outdoor bowls plus a skittle alley, and you can even stroll to the local golf course – it’s pay and play.

Historic Stratford-upon-Avon, four miles away, is the place to do a supermarket shop, perhaps at Waitrose, and enjoy the cultural delights of the renowned Royal

Shakespeare Theatre or the sports and leisure options.

Beautiful walks are another bonus of life in Welford-on-Avon – there are nine miles of footpaths around the parish along with longer riverside walks. You are also on the edge of the Cotswolds with its endless pretty villages and gorgeous scenery – whether you prefer hiking, cycling or horse-riding, you’re spoilt for choice.

A choice of excellent schools is another tick in the box for Orchard Bank. The village school, Welford-on-Avon Primary, is well regarded and also has a nursery, while Stratford-upon-Avon Girls’ Grammar School and King Edward VI School are within three miles. Private schools include Stratford Prep, The Croft Prep, King’s High School and Warwick School. Several of the state and independent schools have their own bus services.

WHERE TO GO WHEN YOU NEED:



Milk: For anything you need or have forgotten the Maypole Store and Post Office on Welford High Street is open 6am-9pm. For the weekly shop, four miles away in Stratford-upon-Avon, there is a large Waitrose, Tesco, Morrisons and an M&S. There is also a Co-op in Bidford-on-Avon and another Waitrose supermarket in nearby Alcester.



Dinner/Drinks: Favourite places to wine and dine in the village include: The Bell, within walking distance, The Four Alls, on the banks of the river, serving the best pizzas in the locality and The Bridge at Bidford-on-Avon.



Gym/Fitness/Sport: If you want to keep fit there is Bidford-on-Avon Crossfit, Bannatyne Health Club & Spa Wildmoor, Prime Studio, Dodwell, as well as a range of other gyms in Stratford-upon-Avon four miles away. For those who like to take to the air there is The Bidford Gliding and Flying Club within a ten-minute drive.



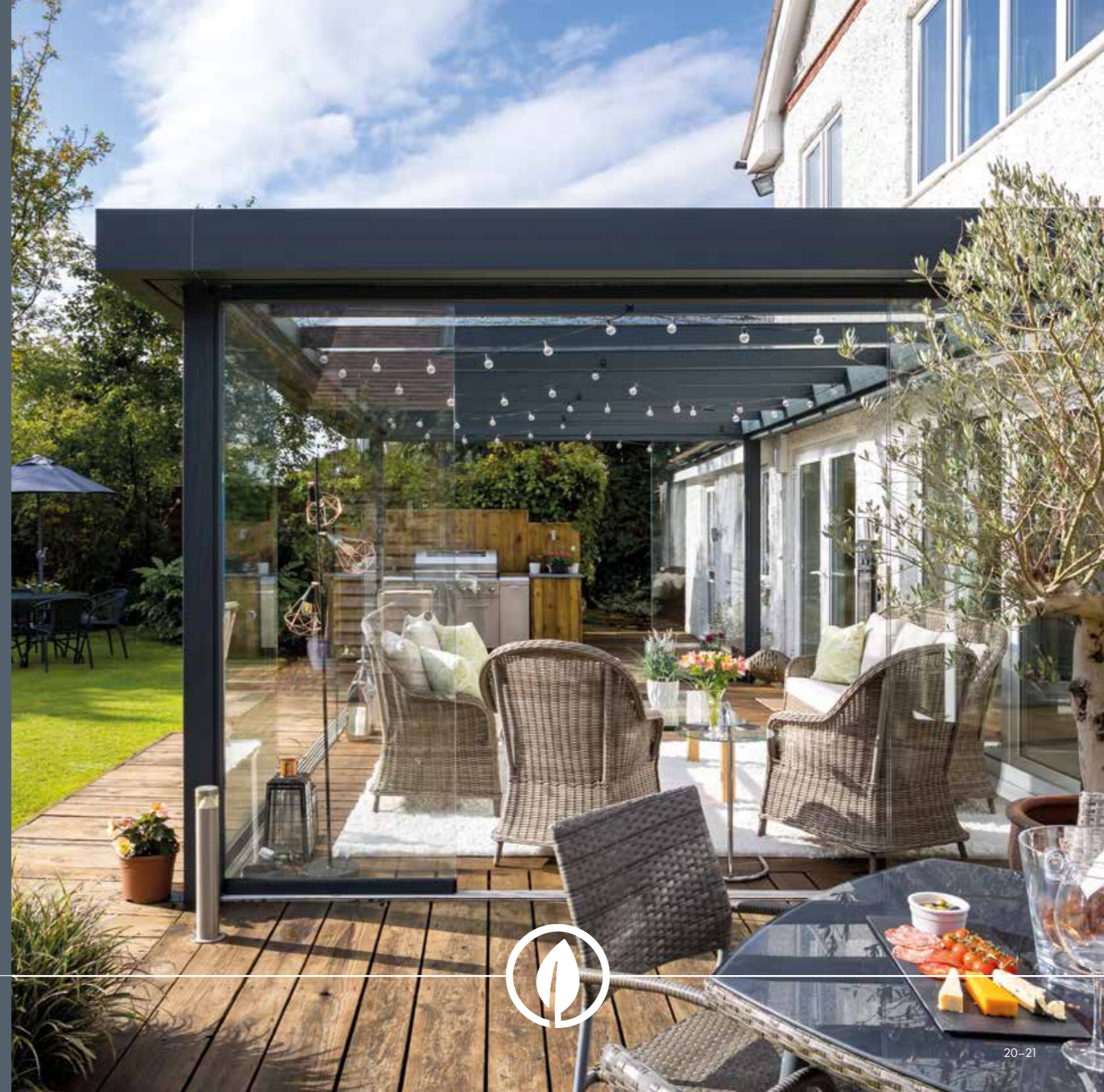
Golf: Keen golfers have plenty of options to choose from. Just outside the village there is the Welford-upon-Avon Golf Club. Other golf courses nearby include Stratford-upon-Avon Golf Club and Bidford Grange with beautiful views of the surrounding countryside.



Schools: Close to Orchard Bank the village school, Welford-on-Avon Primary, is well regarded and has a nursery. Secondary schools Stratford-upon-Avon Girls' Grammar School and King Edward VI School are within three miles. In the private sector there is Stratford Prep, The Croft Prep, King's High School and Warwick School to choose from.



Walks: There are several walks in the neighbourhood including The River Avon walk following the river east to The Greenway and looping back to Welford and there is the Colletts Wood and Pond loop, an intermediate hiking tour. Additionally, there are many recognised trails encompassing Welcombe Hills and Clopton Park as well as around Mickleton, Hidcote Boyce and Hidcote Manor.





Ground Floor

First Floor



THE FINER DETAILS

Local Authority:
Stratford on Avon District Council

Council Tax Band:
G

Heating:
Oil

Smart Heating Controls

Triple Garage

Postcode:
CV37 8QD

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Internal Area: 4,188 sq.ft / 388 sq.m
Garage & Workshop: 732 sq.ft / 67 sq.m
Open to below & Low Ceilings: 150 sq.ft / 14 sq.m
Total: 5,070 sq.ft / 469 sq.m



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STOWHILL ESTATES

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