



Binton Road , Welford on Avon

Stratford-upon-Avon, CV37 8PT

Jeremy
McGinn & Co 

Offers Over £775,000



A rare chance to acquire a simply stunning detached bungalow, positioned within an enviable plot in the highly sought after village of Welford on Avon. Having been skilfully remodelled and sympathetically renovated to a very high standard throughout by the current owners, Orchard Leys now offers an incredibly stylish and contemporary 'turnkey' home.

The impeccable internal accommodation benefits from an open plan Kitchen Living Dining Room with a fabulous fitted kitchen, with a range of high quality appliances including NEFF ovens, integrated dishwasher, full height fridge & freezer and boiling tap. With two sets of bi-folding doors, this room is wonderfully light and perfect for summer evenings but also benefits from a log burner, adding a real cosy feel to the room. Off here, there is a separate Utility Room, with it's own independent access, ideal for those with pets. The Living Room has two large picture windows to the front of the property and is of very generous proportion with a feature fireplace.

The two bedrooms are both good sized doubles, with bi-folding doors leading out on to the rear terrace. The Master Bedroom benefits from a wall of fitted wardrobes, giving a vast amount of storage space. The En-Suite luxury Shower Room is very well appointed, with large walk-in shower, WC & wash basin. The second double bedroom also has built-in wardrobes and has the use of the properties principal bathroom.



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There is also a further third bedroom, a very comfortable single room, which is currently being utilised as a home study.

Outside, the landscaped rear garden is of very generous proportion and is mainly laid to lawn, with a upper and lower tier and terrace. There is a side access and brick-built storage shed. To the front, the substantial driveway offers a wealth of off-road parking for multiple cars.





Tax Band: F

Council: Stratford District Council

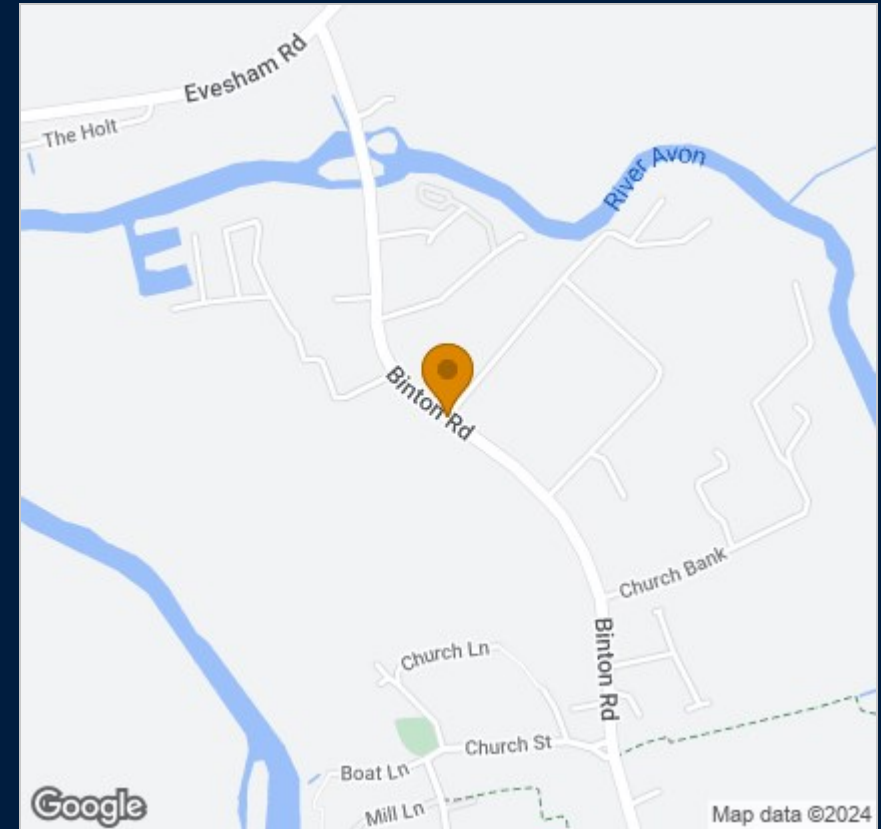
Tenure: Freehold

WELFORD ON AVON is a popular village approximately four-and-half miles from Stratford upon Avon and close to the North Cotswolds and the vale of Evesham. The Village has a range of local amenities, which include shop, Junior and Infant School and three Inns, sporting facilities and church, whilst more comprehensive facilities are available in the nearby towns of Stratford-upon-Avon (4 miles), Evesham (11 miles), Alcester and Birmingham (29 miles). The M40 motorway junction at Longbridge near Warwick is located within approximately 10 miles giving access to the regions motorway network.

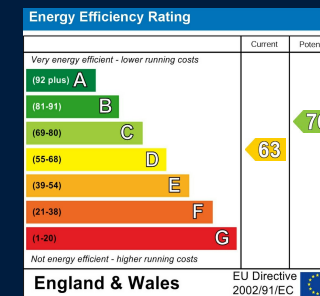
Floor Plan



Map



Energy Performance



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