



Jeremy

# Chapel Street , Welford on Avon

Stratford-upon-Avon, CV37 8ED





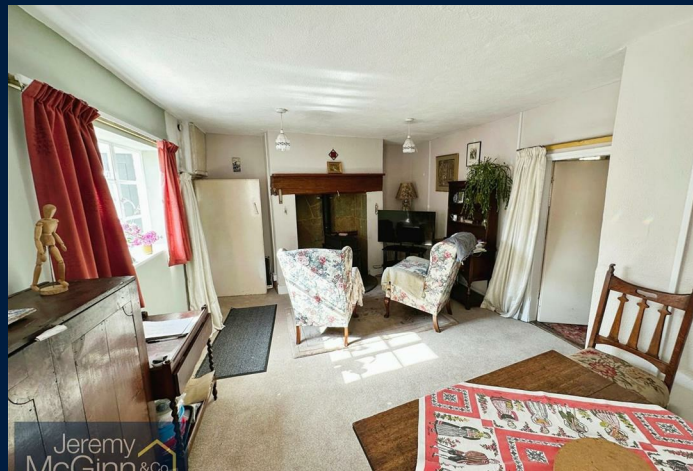
# Offers In Excess Of £600,000



Positioned in an idyllic spot, overlooking the pretty village green and the iconic maypole, for which Welford on Avon is well known, Maypole House is without doubt a prominent dwelling within the village and now offers a tremendous opportunity to create a beautiful and characterful home, with additional scope for further accommodation within a two storey outbuilding.

To say that this is an incredibly interesting property would not be doing justice so internal inspection will be essential. Refurbishment and modernisation will be required of the accommodation briefly comprising - Reception Hall, Front Living Room, Rear Living Room with log burner, Study/Snug, Kitchen, Landing, 4 Bedrooms & Bathroom. Take a look at our online video to obtain a better understanding of the layout.

Outside there is a pleasant garden including a large two-storey building ideal for conversion to further accommodation/annexe or even an Airbnb to create an extra income.







**Tax Band: E**

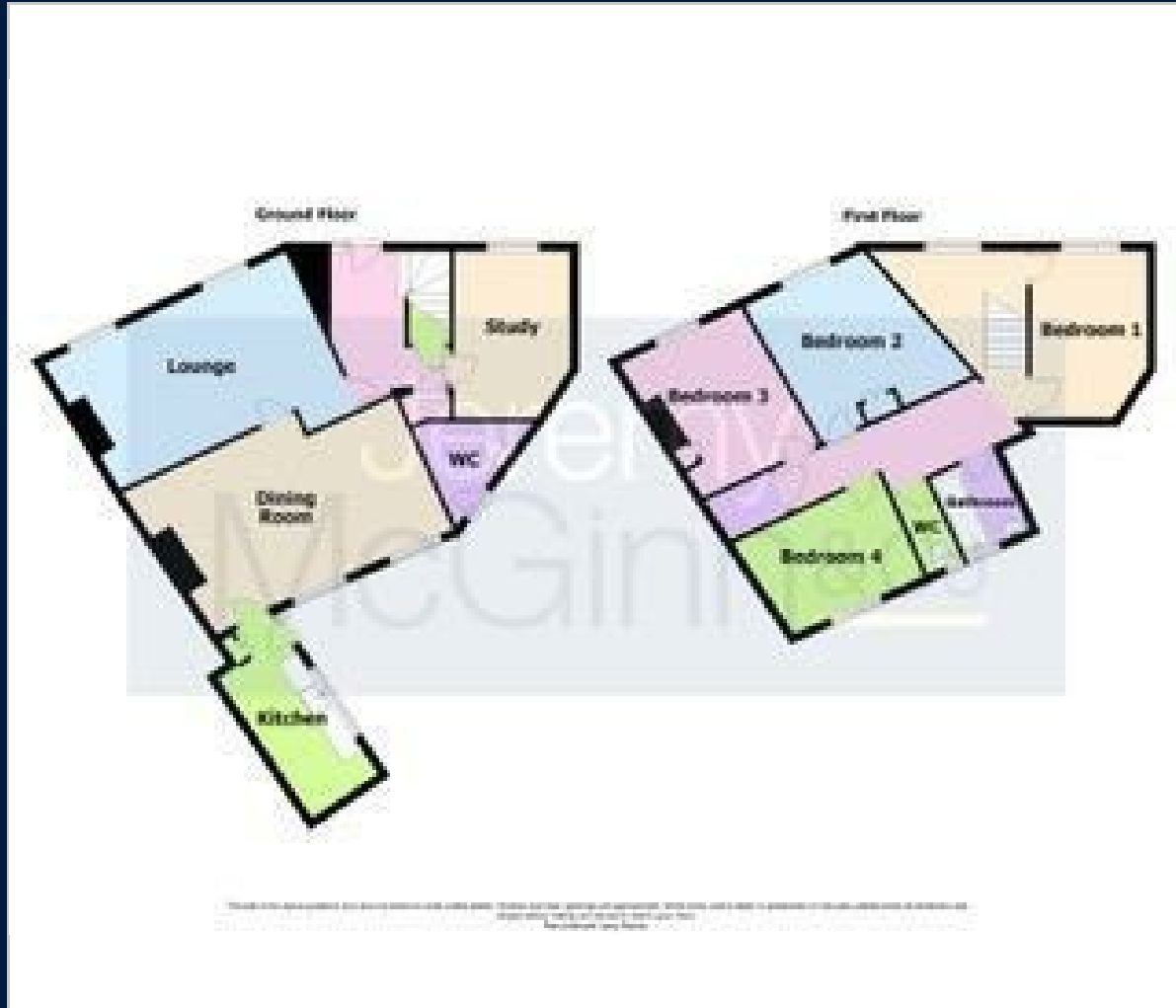
**Council: Stratford on Avon District Council**

**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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E			
(21-38) F		27	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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