



Binton Road , Welford on Avon

Stratford-upon-Avon, CV37 8PP

Jeremy
McGinn & Co 

Guide Price £1,000,000

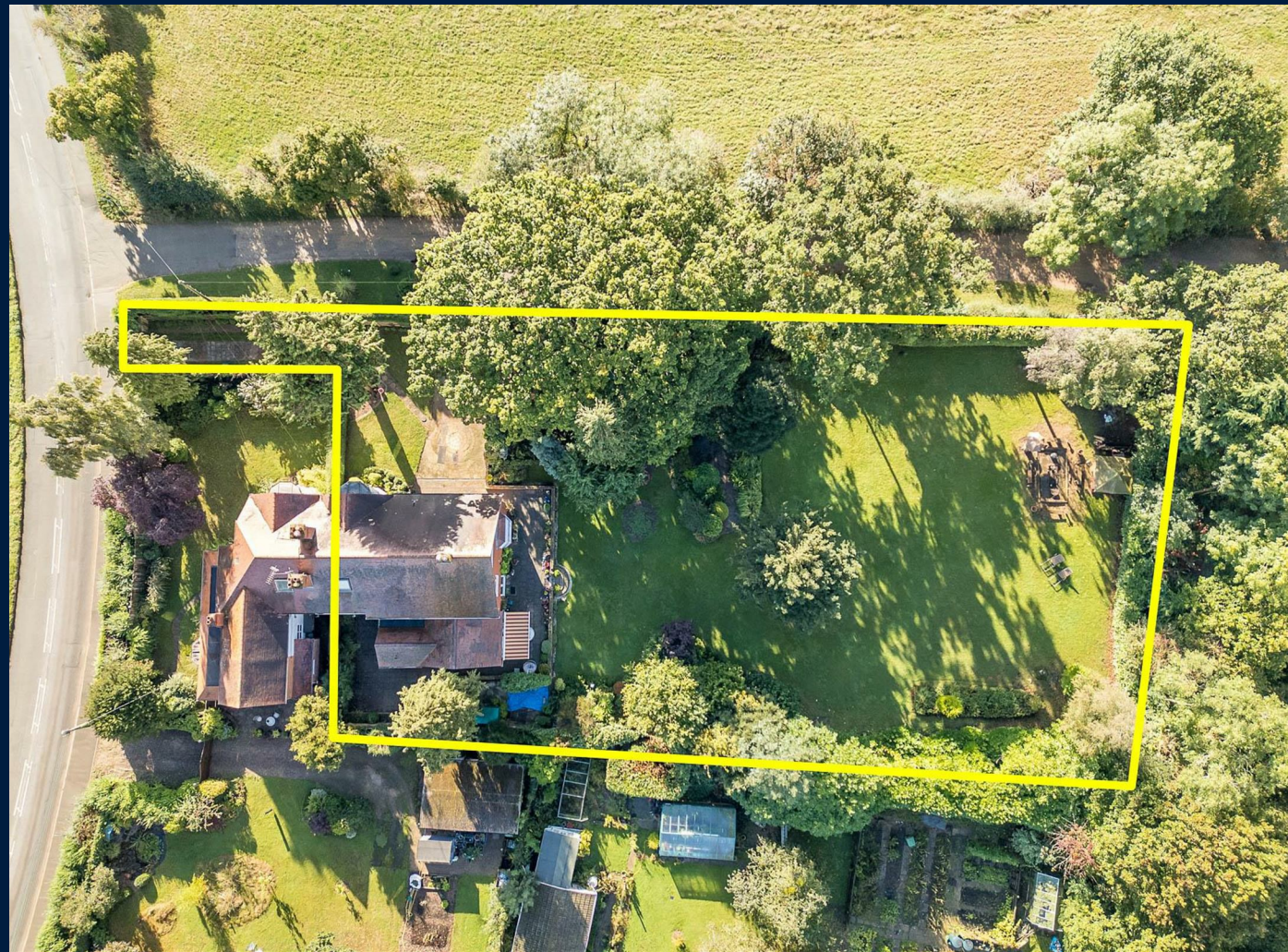


Welcome to Meadow Gates; a substantial period home, extending to over 3000sq.ft of versatile accommodation arranged over three floors. The property is set in a little of half an acre of beautiful and private, mature grounds, conveniently positioned on the edge of the highly desirable village of Welford on Avon.

Located off a private lane, the property is approached via double gates onto a private driveway. The detached double garage offers ample storage for cars, with further storage space above and could easily be converted to ancillary accommodation, subject to necessary consents.

Internally, the period style is evident throughout; with beautiful high ceilings and generously proportioned rooms. The accommodation briefly comprises; dual aspect Drawing Room with a central feature fireplace, bay-fronted Sitting Room, formal Dining Room, ground floor cloakroom and an expansive Kitchen Dining Family Room with separate Laundry Room off.

To the first floor, the central landing gives access to all rooms. The Master Bedroom benefits from a walk-in Dressing Room and four piece En-Suite Bathroom. There are two further Double Bedrooms, one of which gives access to a significant loft space that could be converted to further accommodation (STPP), a large single bedroom with built-in wardrobe and feature fireplace and a Family Bathroom.



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To the second floor, the Attic Room is currently utilised as a very generous storage space but would make an ideal Master suite, offering substantial floor space across two rooms.

Outside, the grounds of Meadow Gates are a real joy; with a terrace perfect for outside dining, extensive shaped lawns, planted borders, specimen trees and barbecue entertaining area.

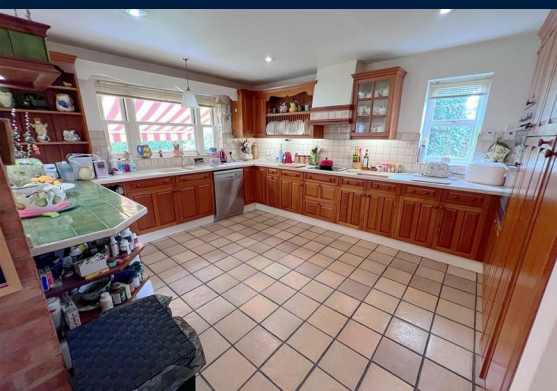




Tax Band: F

Council: Stratford District Council

Tenure: Freehold



GROUND FLOOR

1ST FLOOR

2ND FLOOR

DOUBLE GARAGE (WITH STORAGE ABOVE)
19'8" x 19'1"
5.8m x 4.9m

SNUG
17'8" x 11'11"
4.8m x 3.6m

PORCH

DINING ROOM
13'8" x 11'11"
3.9m x 3.6m

HALLWAY

BREAKFAST ROOM
10'7" x 11'1"
3.3m x 3.3m

KITCHEN
10'11" x 12'11"
3.3m x 3.9m

UTILITY ROOM
12'2" x 9'8"
3.7m x 2.7m

LOBBY

WC

BEDROOM TWO
17'10" x 11'11"
4.8m x 3.4m

BEDROOM FOUR
11'11" x 9'7"
3.4m x 2.9m

BEDROOM THREE
17'1" x 11'7"
4.6m x 3.3m

BEDROOM ONE
14'11" x 11'1"
4.5m x 3.4m

MASTER BEDROOM
19'8" x 14'9"
6.0m x 4.5m

LANDING

LOWER LANDING

LANDING / STUDY AREA

STORAGE

BEDROOM FIVE
24'11" x 10'4"
7.6m x 3.1m

WHILEST every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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A map of the Binton Rd area. The map shows Binton Rd running vertically, with Evesham Rd at the top and Church St at the bottom. The River Avon flows horizontally across the top of the map. A yellow location pin is placed on Binton Rd, just above Church St. The Google logo is in the bottom left corner, and 'Map data ©2025' is in the bottom right corner.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	69
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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