



CHURCH STREET, WELFORD ON AVON, CV37 8EJ



The Orchard, Church Street

A beautifully restored Victorian home, perfectly positioned in the heart of the picturesque village of Welford-on-Avon, where bags of character and charm are effortlessly combined with period elegance and contemporary style.

Occupying an elevated position along one of the village's prettiest roads, The Orchard is approached through a generous lawned fore-garden. Two elegant reception rooms overlook the front garden, each featuring a charming bay window with plantation shutters, parquet flooring and a log burner, creating warm and inviting spaces for relaxing and entertaining.

From the hallway a glass door leads through to the stunning open-plan kitchen/living/dining space, which truly forms the heart of the home. Bathed in natural light, this impressive room features a generous central island, space for a breakfast table and a relaxed family area overlooking the garden and patio. With its wonderful sense of light and space, this room really does steal the show!

Also on the ground floor is a generous fitted study, together with a useful utility/boot room and guest cloakroom, all adding to the ease and practicality of everyday living.

Upstairs, three generous double bedrooms, each with fitted wardrobes, are complemented by a family shower room and a beautifully appointed bathroom with a double-ended bath tub.

Outside, a private walled garden lies to the side, offering a secluded space for entertaining and relaxing. An electric sun awning provides welcome shade over the patio on sunny days, creating the perfect spot for lazy lunches, evening drinks or simply enjoying the garden. There is a single garage, driveway parking for three cars and an EV charging point.









Area Overview

Welford-on-Avon is a particularly sought-after Warwickshire village, beautifully situated along the River Avon approximately four miles west of Stratford-upon-Avon. Rich in history and character, the village is known for its attractive period properties, thatched cottages, leafy lanes and historic Conservation Area, together with its much-loved traditional maypole, one of the tallest in England. This village offers an excellent range of amenities including a well-regarded primary school, village shop, three pubs, church, sporting facilities and an 18-hole golf course, while the surrounding countryside provides wonderful opportunities for walking and cycling. Stratford-upon-Avon, with its celebrated theatre, restaurants, independent shops and riverside setting, is close by, while Evesham is approximately 11 miles away and Birmingham around 29 miles. The M40, approximately 10 miles distant, provides convenient access to the wider motorway network, making Welford-on-Avon an appealing choice for those seeking the charm and community of village life without compromising on accessibility.





Key Features

- Imposing Victorian Home , built in 1897 and beautifully restored
- Set in the popular village of Welford on Avon
- Bags of character, charm and original features
- Two reception rooms both with log burners, separate Study
- Utility Room/Boot Room and Guest Cloakroom
- Incredible light-filled fitted kitchen/dining/family room with central island and walk-in pantry
- Three double bedrooms with fitted wardrobes and two family bathrooms
- Single garage, driveway parking for three cars and EV charging point
- Walled garden with entertaining area and sun awning plus spacious front garden
- Glorious riverside and country walks



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WORK
HARD
AND
BE NICE
TO PEOPLE







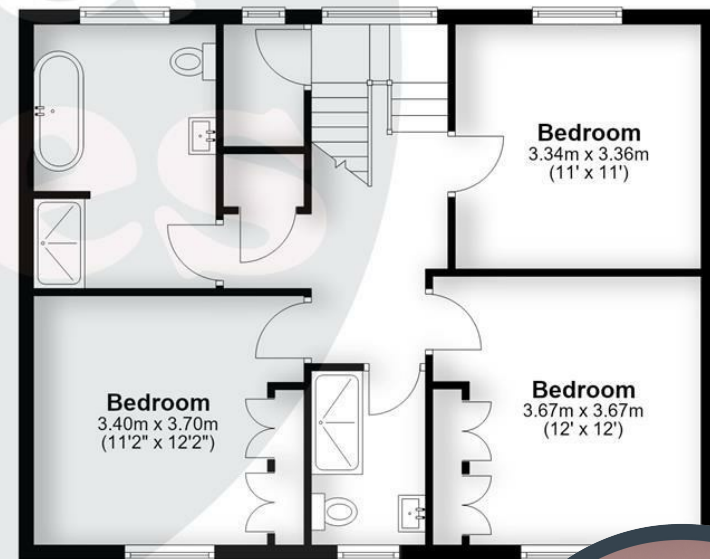
Ground Floor

Approx. 142.4 sq. metres (1532.4 sq. feet)



First Floor

Approx. 64.9 sq. metres (698.8 sq. feet)



Total area: approx. 207.3 sq. metres (2231.2 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



To book a viewing please call 01926 898080 and choose option 2 or email sara@ettajames.co.uk

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