

The Meadows Headland Road, Welford on Avon, CV37 8ET

Guide Price £950,000

- Highly Energy Efficient
- Air Source Heat Pump
- Underfloor Heating Downstairs
- Detached
- Four Double Bedrooms
- Two Ensuite Shower Rooms
- Kitchen, Living, Breakfast Room
- Village Location
- Separate Living Room
- Study

4 3 2

A substantial, detached, four bedroom family home built to a high specification and located in the village of Welford.

WELFORD ON AVON

Welcome to Welford-on-Avon, one of Warwickshire's most picturesque and sought-after riverside villages and just four miles west of Stratford-upon-Avon. Excellent transport links to Birmingham, Warwick, and London. Whether you are looking for a characterful period property or a modern family home, Welford-on-Avon represents the very best of country living.

SPECIFICATION

General
- Highly energy efficient
- UPVC double glazed windows

Heating, Plumbing & Electrics
- Air source Heat Pump providing central heating and hot water
- Underfloor heating downstairs, radiators to first floor
- Porcelanosa sanitary ware
- LED down-lighting to kitchen diner and WC
- Intruder Alarm
- Cat 5 wired

Fixtures & Fittings
- Bespoke fitted kitchen with BOSCH appliances
- Silestone worktops
- Bathrooms and cloakroom tiled floor to ceiling on "wet" walls
- Fitted wardrobes to principle bedroom
- Porcelanosa flooring to kitchen, utility, WC
- Porcelanosa flooring throughout hallway
- Carpet throughout rest of house

Outside
- Outside lighting
- Electric car charger
- Outside tap and power socket
- Patio area to rear
- Timber fencing to garden boundaries
- Turfed lawn areas
- Landscaped front gardens
- Block paved driveway
- Pedestrian side access

N.B. The developer reserves the right to change any item to an equivalent specification.

PLANNING APPLICATION NUMBER

24/00684/FUL

GENERAL INFORMATION

TENURE: The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

LISTED: No

BROADBAND/MOBILE COVERAGE: Broadband: Superfast / Standard Available (Checked on Ofcom Oct26) | Minimum Mobile Coverage: 79% EE (Checked on Ofcom Oct26)

COUNCIL TAX: Council Tax is levied by the Local Authority and is not yet allocated.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: TBC.

VIEWING: By Prior Appointment with the selling agent.

AGENTS NOTE: Please note that the images used are CGI enhanced images.

Plot 1



Ground Floor

First Floor

Approximate Gross Internal Area
Ground Floor = 105.24 sq m / 1133 sq ft
First Floor = 95.74 sq m / 1031 sq ft
Garage = 26.66 sq m / 286 sq ft
Total Area = 227.64 sq m / 2450 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.











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